



3 Fair Lane
Kettering, NN14 4TD



Simpson & Partners

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About the Property

Situated in the historic market town of Thrapston, this well-positioned three-bedroom semi-detached property is offered to the market with no onward chain and is ideally located close to a host of local amenities, shops, schools and everyday facilities, making it an excellent choice for a range of buyers.

The accommodation begins with a small entrance hall, providing access into the welcoming lounge, with stairs rising to the first floor. From the lounge, you continue through to the kitchen/diner, which features an understairs storage cupboard, modern consumer unit and modern combination boiler. The kitchen/diner also benefits from doors opening directly onto the rear garden, creating a practical connection between the indoor and outdoor living spaces.

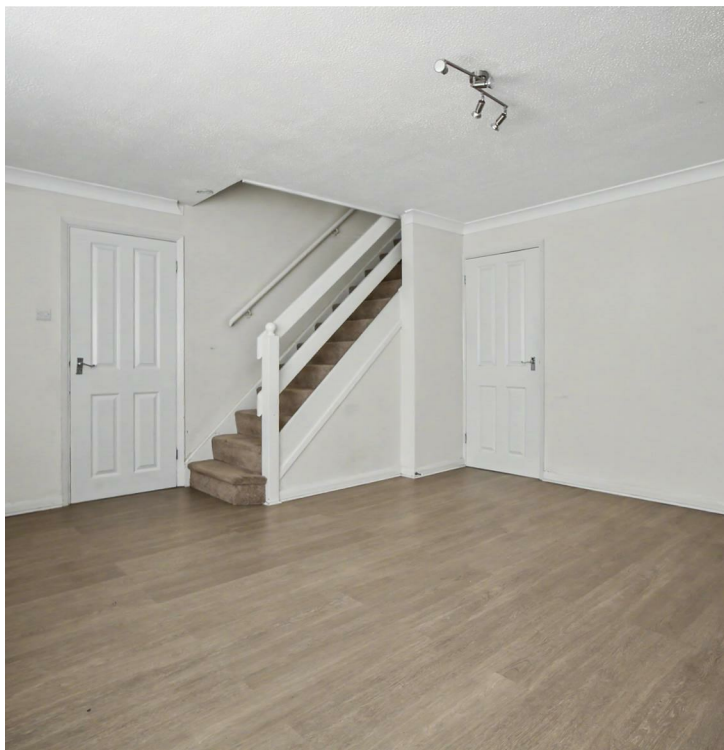
To the first floor are three good-sized bedrooms, with two of the bedrooms benefiting from built-in wardrobes. There is also a family bathroom and a loft hatch, with the loft being partially boarded and providing useful additional storage.

Outside, the rear garden offers a generous patio area leading onto a laid lawn, with a further gravelled section to the side. Gated side access provides a convenient route to the front of the property.

To the front is a large wraparound garden, enclosed by a low dwarf wall and featuring a lawn and pathway leading to the front door. The property also benefits from a driveway providing parking for one vehicle, leading to the garage, together with an additional parking space to the side of the house.

With its convenient location, generous outside space, three good-sized bedrooms and the significant benefit of no onward chain, this property is well worth viewing.

£250,000



Entrance Hall

Lounge

Kitchen/Diner

Landing

Bedroom One

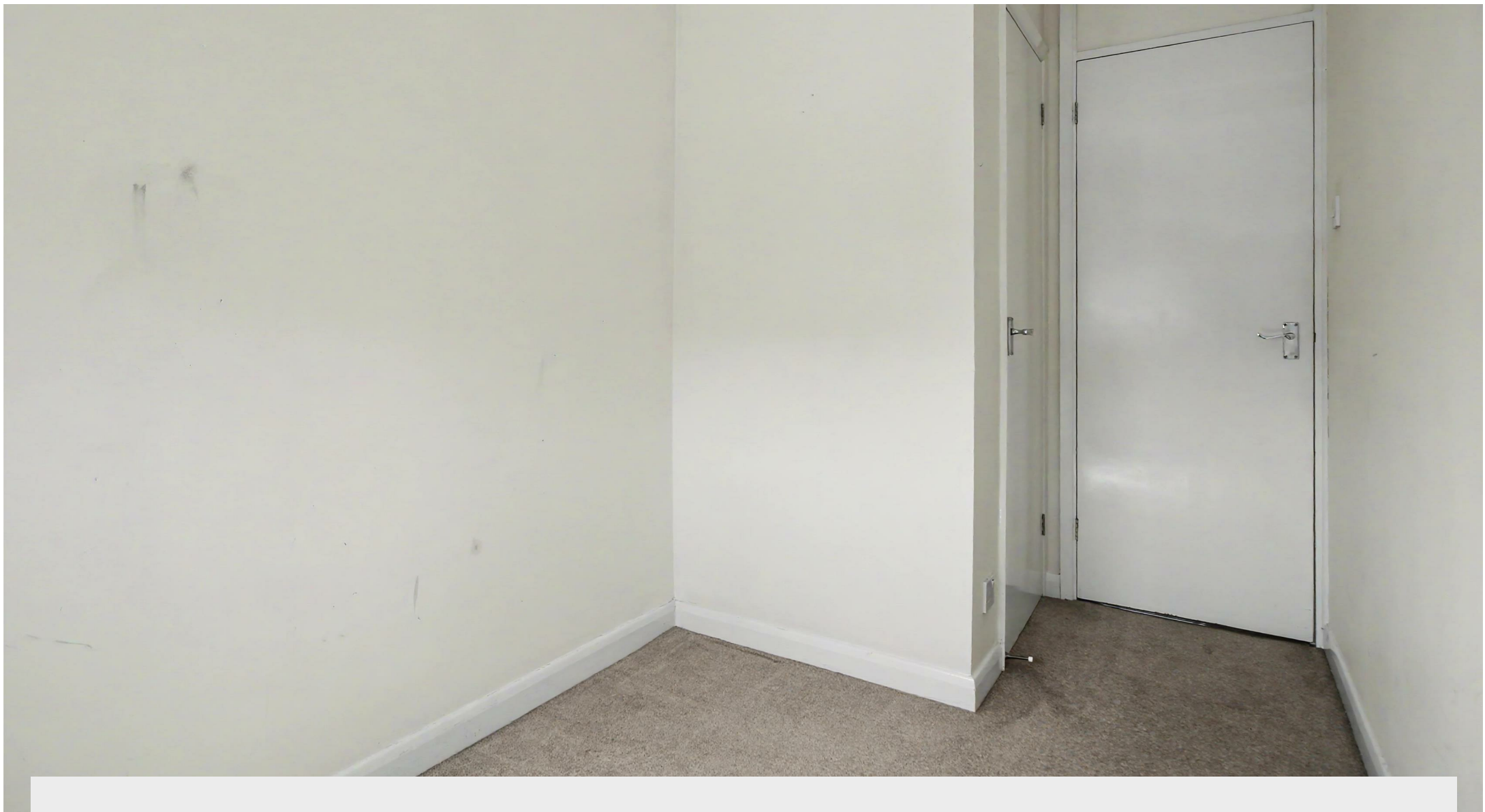
Bedroom Two

Bedroom Three

Bathroom













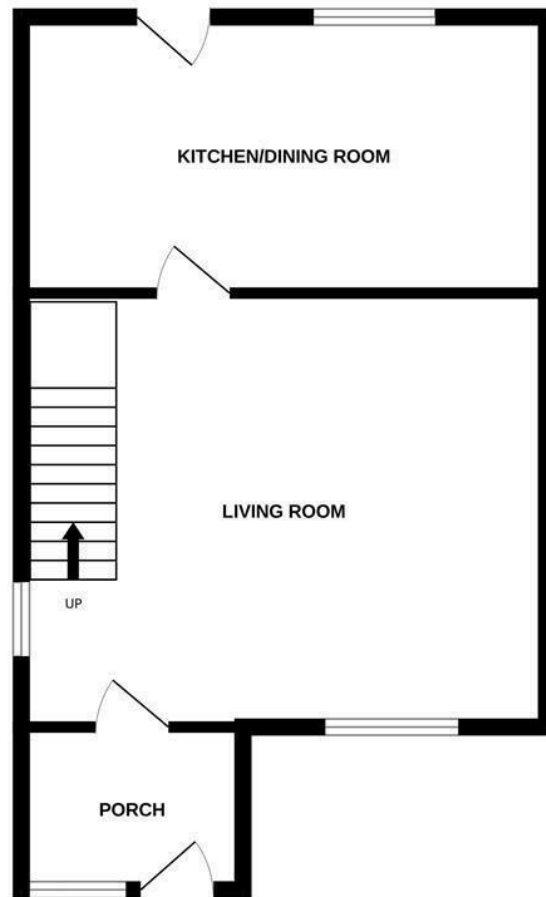
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

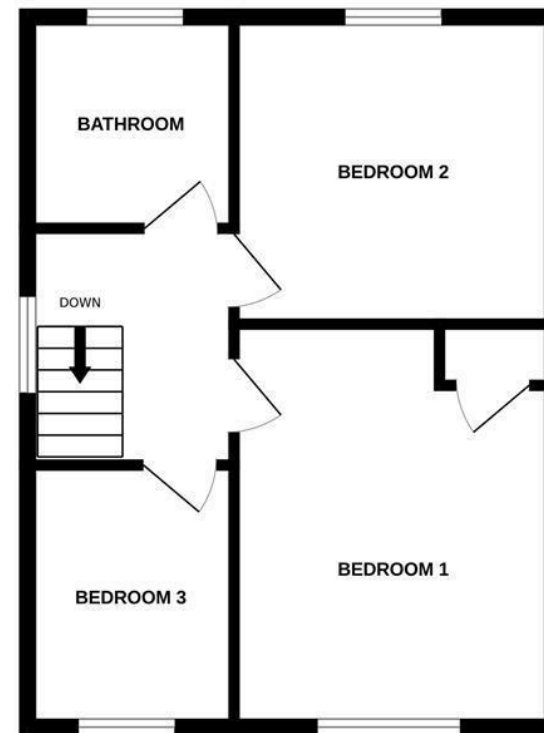


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GROUND FLOOR



1ST FLOOR



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