



The Limes, Thrapston **£670,000 Offers Over Freehold**

**Sharman
Quinney**

Key Features



- Desirable & Highly Exclusive - Luxury Family Home - No Sale Onward Chain
- Detached Four Double Bedrooms - with potential for further Bedrooms
- Master Suite with Dressing room and Ensuite and Guest Ensuite Bathrooms
- Remodelled kitchen and dining space with updated and stylish cabinetry
- Matching fully fitted utility/ refitted Bathroom and Ensuites

This quite exceptional family home has been thoughtfully remodelled and updated to a high standard by the current custodian owners - offering truly luxurious accommodation. In addition, this property offers exceptional Living, Homeworking and Entertaining space. One of only five properties on this exclusive private lane, with access, on the arterial Huntingdon Road, which in turn has easy road links to the A45 and A14 Cambridge/A1 and north via the A605 to Peterborough.

A beautifully landscaped rear garden provides the perfect space, for outdoor enjoyment and entertaining. The front elevation offers extensive off- road parking and a fully detached DOUBLE garage.

A welcoming and impressive reception hallway - features light oak framed staircase and handrailing with glass panelling has built-in storage below. Matching light oak doors, skirting and architrave are themed throughout the ground floor. The entrance hallway also features a spacious guest- w.c/cloakroom with thoughtful bespoke full height storage provision.

From the hallway the first of the generously proportioned reception rooms has a feature window to the front aspect. A further door leads to the attractive and thoughtfully remodelled Kitchen/Breakfast Room with Quartz work surfaces and tasteful tiling and comprehensive range of recently refitted cabinetry in



stylish dove grey finish- featuring an array of built- in appliances. Connecting is a separate Laundry /Utility room, refitted to match the main kitchen perfectly with high end cabinetry.

Connecting doors extend to two further receptions from the spacious kitchen. The formal dining room has good proportions with sliding oversized patio doors to the garden.

The third reception family room offers extraordinary dimensions. This room has two windows to the front elevation and a superb potential to create a multitude of uses such as a Gym, Home Office Space for multiple workstations or a self-contained annex, for semi- independent and spacious ground floor living.

The first-floor landing Four Comfortable Double Bedrooms including Principal with updated En- Suite and vast proportions including dedicated dressing area, with multiple built-in wardrobes and further bespoke supplementary storage. The Guest-Suite Bedroom also benefits from an updated En-Suite, with walk in wardrobe, bedroom three has built in full height wardrobes and bedroom four, also a double room enjoys lovely views across the rear elevation garden aspect.

The landing is spacious with loft access via hatch to the ceiling, we understand the loft is part boarded. There's also a useful airing cupboard. The Family Bathroom offers a delightful four-piece suite, with oversize bath and double shower enclosure, which has also been updated to a match the themes of the ensuites.

A notable feature to the property, is the larger than average plot, circa 0.15 acres, which is well established. Landscaped to low maintenance design featuring entertaining patio areas, ornamental pond, lawn areas shaped thoughtfully with additional paved areas to enjoy the best of the sunshine throughout the day. An abundance of mature shrubs, and planting areas. The garden enjoys a sunny aspect with a good degree of privacy. There's a workshop with power and light, greenhouse and tool shed for storage.

To the front elevation double electric gates open to an attractive block stone driveway easily accommodating a multitude of vehicles and guest parking while leading to a fully detached - double garage, power and lighting.

This is truly a fabulous family home that should be viewed to fully appreciate the setting and the plot.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

About Thrapston

The popular Market town of Thrapston offers many facilities to its residents including independent shops and thriving yet intimate high street with shops, pubs, schools, doctors and dentists and is conveniently located, for rural and riverside walks and lakes with sailing club, and tennis courts, swimming pool leisure centre. With wider retail facilities available 9.3 miles from the Town centre at "Rushden Lakes" development just a short drive away and provides a Waitrose store. Other entertainment amenities also include a multi-screen cinema and several restaurants.

Thrapston is conveniently located for the major road network links of the A14 and A45 leading to the M1 and M6 and train stations in Kettering, Huntingdon Wellingborough allow access to the capital within the hour.

Contact Sharman Quinney to arrange to view personally this exceptional and wonderful home.

Ground Floor

Reception Sitting Room - 13' 4" x 19'6 (4.10m x 5.81m)

Reception Lounge - 18'7" x 17' 3" narrows to 15.9" (5.7m x 5.3m x narrows to 4.86m)

Reception/Dining - 11'5" x 13'4" (3.2m x 4.1m)

Kitchen/Breakfast Room 20' 1" x 16' 1" x 10.8" (6.42m x 4.91m narrows to 3.32m)

Guest Cloaks/ w/c

Utility - 6'8" x 7'8" (2.1m x 2.4m)

Hallway- 18.'3" x 7'5 (5.6m x 2.3m)

First Floor

Bedroom One - 17' 3" x 12' 4" (5.3m x 3.8m)

Ensuite -

Bedroom Two - 14' 4" x 11'4" (4.4m x 3.5m)

Ensuite -

Bedroom Three - 10' 4" x 9' 8" (3.2m x 2.9m)

Bedroom Four - 12' 1" x 8' 2" (3.7m max x 2.5m)

Bathroom -

Double Garage -19.'8" x 19'4" (6.0m x 5.9m)

Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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