



Pintail Lane, Thrapston
£445,000 Freehold

**Sharman
Quinney**

Key Features



- 4 bedrooms En-Suite to Master Bedroom
- Open-Plan Kitchen/Diner/ Family Room
- Luxurious 4 Piece Main Family Bathroom
- Utility room, dedicated study & ground floor WC.
- West-Facing Rear Garden

This detached family home situated on the popular David Wilson Estate in Thrapston. Features FOUR bedrooms, an en-suite to the master bedroom, a 4-piece suite family bathroom, utility room, dedicated study & ground floor WC.

The property is arranged over two floors, whilst benefitting from gas fired central heating and double glazing. The ground floor consists of a spacious entrance hall with access to the ground floor WC, under stairs store with shelving, a well-proportioned dedicated study, the spacious living room and the open-plan kitchen/diner/ family Room, with large feature bay with doors to the patio. From the kitchen/diner there is also a utility room with additional access into the enclosed rear garden.



The first floor consists of a spacious & light landing with access to the master bedroom with en-suite shower room, three further double bedrooms and a family bathroom with 4-piece suite.

Outside to the front there is a pathway leading to the entrance door and a driveway with single garage with E.V charge and linear parking for multi vehicular parking. The single garage benefits from having a pedestrian door leading into the enclosed rear garden.

The rear of the property has a good-sized enclosed garden, enjoying a private aspect. The landscaped and well stocked garden benefits from numerous shrubs and plantings and is mainly laid to lawn with a large patio area perfect for entertaining and enjoys a West-facing aspect meaning it benefits from afternoon & evening sun.

Room List

Entrance Hall

Ground Floor WC

Living Room - 17' 5" x 12' 2" (5.31m x 3.71m)

Study - 9' 2" x 7' 10" (2.79m x 2.39m)

Kitchen/Diner - 20' 4" x 11' 6" (6.20m x 3.51m)

Utility Room

First Floor Landing

Master Bedroom - 12' 2" x 11' 10" (3.71m x 3.61m)

En-Suite Shower Room

Bedroom Two - 10' 2" x 9' 10" (3.10m x 3.00m)

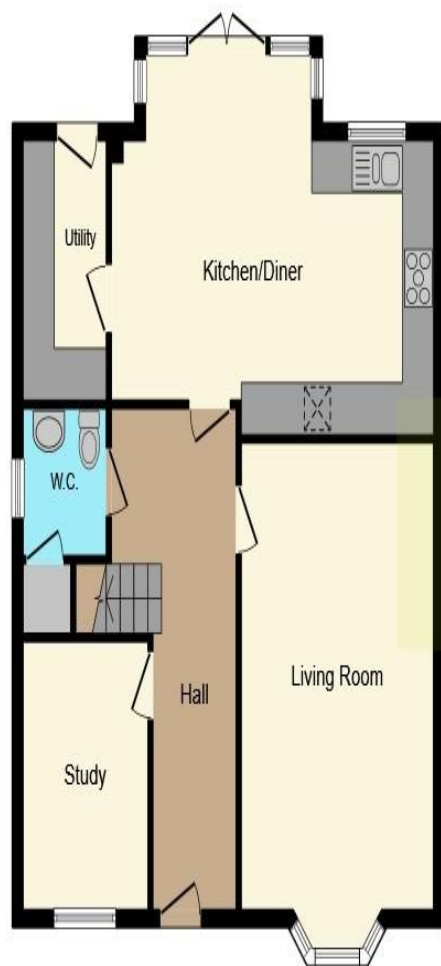
Bedroom Three - 13' 1" x 9' 2" (3.99m x 2.79m)

Bedroom Four - 9' 10" x 7' 7" (3.00m x 2.31m)

Family Bathroom

Garage

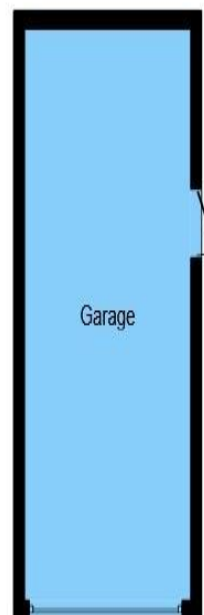




Ground Floor



First Floor



Garage

About Location

The market town of Thrapston, has an abundance of local amenities available including High Street with shops and a supermarket. Leisure centre, country walks, sailing club and local countryside walks. Wider retail facilities at "Rushden Lakes "development just a short drive away and provides and 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 A45 leading to the A14, M1 and M6 and train stations at Wellingborough, Corby, Huntingdon and Kettering allow access to the capital within the hour.

Contact Sharman Quinney to arrange a viewing today to view this family home - with location appeal, in a quiet and desirable residential setting.

Agents Note - Service Charges Apply on this development -quoted by the owners at £68 charged biannually £136 per year NHBC WARRANTY REMAINING UNTIL NOV 2029.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.

To view this property call Sharman Quinney on:
01832 735589

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 16 High Street, THRAPSTON, Northamptonshire,
NN14 4JH

 thrapston@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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