Nene Court, Thrapston

£330,000 **Freehold**

Sharman Quinney

Key Features

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- Extended Detached Two-Bedroom Bungalow - No Onward Chain
- FEATURING EXTENTION to the rear ELEVATION plus two further reception rooms
- Open - Plan Kitchen Breakfast/ Dining Room/ Family Room with French Doors
- Rear lobby area with modern era gas boiler
- Part Garage Store + Home Office / Optional Bedroom 3 with power & Light

Briefly comprising main entrance hallway, doors to the principal Reception Lounge which is both sizable and filled with good natural light, with dual aspect windows.

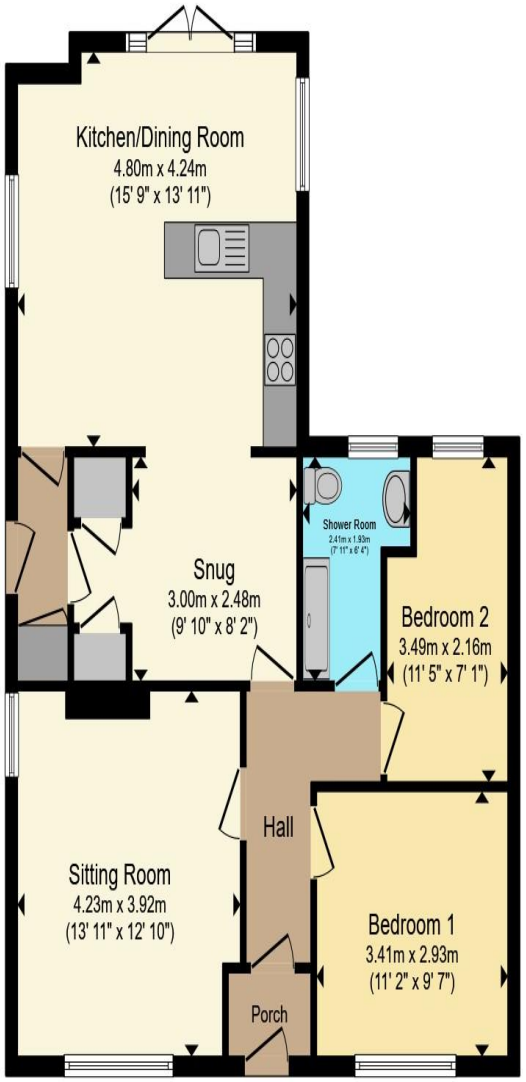
In between the is a reception reading room, with open connection to the extension to the rear. The Kitchen features several fitted wall and base appliances and linked seating island. Natural light floods through the open connecting family room extension, to the rear - featuring French Doors to the garden entertaining patio. There's a side lobby with single door to the side elevation and garden

and wall mounted modern era gas fired boiler serving radiators throughout the property. Bedroom one is a generous space benefitting from fitted wardrobes. Bedroom two is a single room with rear garden aspect.The bathroom/ shower room, features a Three- piece suite including oversize shower enclosure.

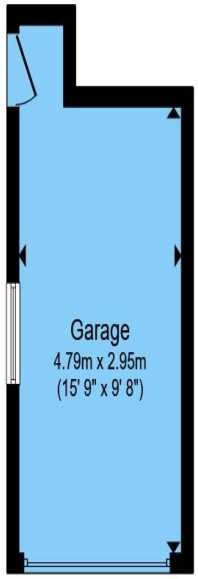
Outside

Front
Driveway providing off road parking for two vehicles which in-turn leads to the former garage store, with power and light and two up and over doors. The front garden is attractive with dwarf wall and further parking potential should it be required.

Rear
The garden has immediate patio and elevated patio area with rockery and timber summer house. The garden is enclosed by timber panelled fencing, with gated access to the side, leading to the driveway and access to the retained garage storage area with up and over door. A further personal door allows direct access to the rear of the former garage space - now converted to home office/ or playroom/ guest bedroom space with plastered walls, power, light and dedicated consumer fuse box unit. Note the owners advise the full garage could easily be fully reinstated to car storage with little expense.



Floor Plan



Garage

Total floor area 92.0 m² (991 sq.ft.) approx

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.propertybox.io

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About Thrapston

The popular Market town of Thrapston offers many facilities to its residents including supermarket, shops, pubs, schools, doctors and dentists and is conveniently located for rural and riverside walks.

With wider retail facilities available 9.2 miles from the Town centre 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 A6 and A45 leading to Bedford, the M1 and M6 and A14, and train stations in Kettering, Wellingborough, Huntington and Peterborough allow access to the capital within the hour.

Contact Sharman Quinney to arrange a viewing today to view this modern and exceptional home.

Agents Notes: 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.

To view this property call Sharman Quinney on: **01832 735589**

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01832 735589

16 High Street, THRAPSTON, Northamptonshire, NN14 4JH

thrapston@sharmanquinney.co.uk

www.sharmanquinney.co.uk

SCAN ME

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The Property Ombudsman