

# BELVOIR!

STATION ROAD, THRAPSTON, KETTERING, NN14 4RX

£265,000 FREEHOLD

COUNCIL TAX C







Offered to market with NO ONWARD CHAIN is this wonderful newly built three bedroom semi-detached residence that is perfect for any young family or investor.

This home provides a light & bright lounge to the front with a spacious breakfast kitchen to rear with integrated appliances & is a wonderful space for entertaining. The first floor of this immaculately presented home enjoys three well-proportioned bedrooms with the master benefitting from built in wardrobes & en-suite shower room.

Externally you will find off road parking to the front with a fully enclosed landscaped garden to the rear which is mainly laid to lawn with a garden shed & mature shrubs.

EPC Rating B.

**ENTRANCE HALL** Double glazed door to front, karndean flooring, storage, radiator, stairs rising to first floor.

**LOUNGE** 14' 11" x 9' 2" (4.55m x 2.8m) Double glazed window to front, carpet to flooring, radiator.



**KITCHEN/BREAKFAST ROOM** 16' 11" x 15' 11" (5.16m x 4.86m) Double glazed French doors to rear, three double glazed windows to rear, kitchen comprising of soft close wall and base units, woodwork surfaces over, integrated electric oven, four ring gas hob, cooker hood over, stainless steel bowl and half sink with drainer, integrated dishwasher, integrated fridge/freezer, integrated washing machine, karndean flooring, radiator.

**WC** Low level WC, pedestal wash hand basin, karndean flooring, radiator.

**FIRST FLOOR LANDING** Carpet to flooring, storage cupboard, stairs descending to first floor.

**BEDROOM ONE** 13' 1" x 8' 9" (3.99m x 2.67m) Double glazed window to rear, carpet to flooring, radiator, built in wardrobes.

**EN SUITE** Single shower enclosure, low level WC, pedestal wash hand basin, vinyl to flooring, part tiled walls, shave point.

**BEDROOM TWO** 12' 4" x 7' 0" (3.76m x 2.15m) Double glazed window to front, carpet to flooring, radiator.

**BEDROOM TWO** 12' 4" x 7' 0" (3.76m x 2.15m) Double glazed window to front, carpet to flooring, radiator.

**BEDROOM THREE** 8' 7" x 8' 6" (2.64m x 2.6m) Double glazed window to front, carpet to flooring, radiator.

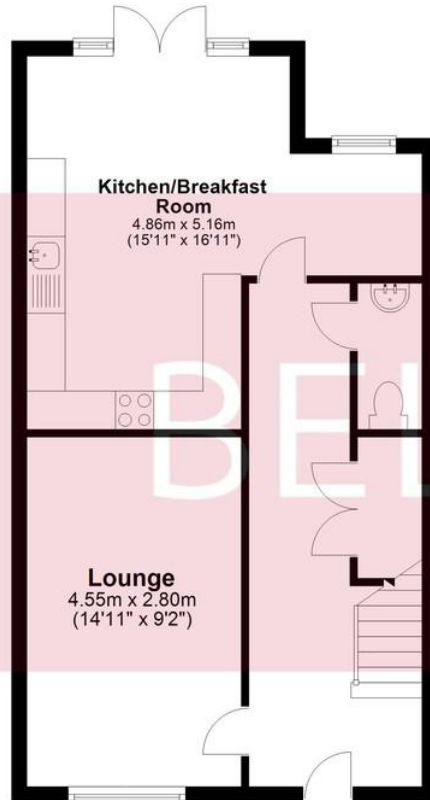
**BATHROOM** Double glazed window to rear, panelled bath, telephone attachment, low level WC, pedestal sink, vinyl to flooring, part tiled walls, heated towel rail.

**EXTERNAL** Front - Off road parking for two vehicles.

Rear - Landscaped fully enclosed garden, mainly laid to lawn, mature shrubs.



## Ground Floor



## First Floor



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		95
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC