



Pintail Lane, Kettering, Northamptonshire

4 2 2

Asking Price £325,000 (Offers In Excess)

**kw** NEIL  
MERCER



Nestled within the picturesque landscape of Thrapston's sought-after market town, this impressive 5-year-old property presents an ideal haven for a growing family. Boasting a remaining 5 years on its NHBC warranty, this contemporary home embodies modern comfort and convenience. Key Features: Bedrooms: four generously sized bedrooms, providing ample space for family members or guests. The master suite benefits from its en-suite bathroom and the remaining rooms are all a generous size. Proximity to Amenities: Positioned in close proximity to the vibrant town centre, residents will enjoy easy access to a plethora of amenities including shops, restaurants, and other essential services, making daily life effortlessly convenient. Education: Families will appreciate the proximity to great schools, ensuring quality education options for children within the local area. Recreational Offerings: Embrace the outdoors with the convenience of Rushden Lakes and Stanwick Lakes, mere minutes away by car. Additionally, Thrapston boasts the Nene Centre for sports enthusiasts, a bustling bowls club, a cricket club, and an array of family-friendly activities. Transport Links: Commuting is a breeze with excellent transport connections. Kettering, Huntingdon, and Wellingborough stations are all within an approximate 20-minute drive, offering reliable and frequent links to London, making it an ideal location for those needing access to the city. This well-appointed home not only offers a comfortable and modern living space but also provides a gateway to a thriving community. Its strategic location, coupled with the abundance of nearby amenities and recreational activities, makes it an enticing prospect for families seeking the perfect blend of suburban tranquility and urban accessibility. Note: All distances mentioned are approximate and subject to local traffic conditions. Arrange a viewing today and step into the welcoming embrace of this delightful family home in the heart of Thrapston.







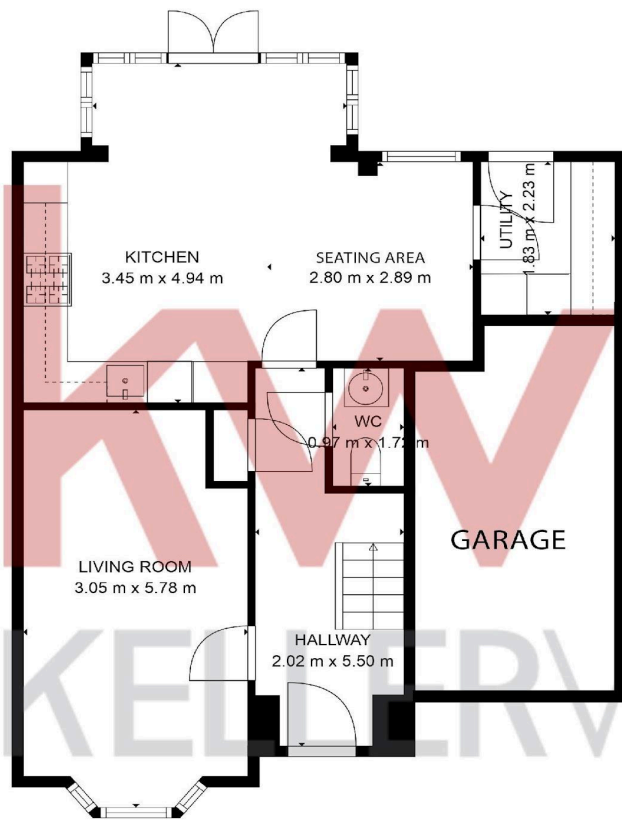




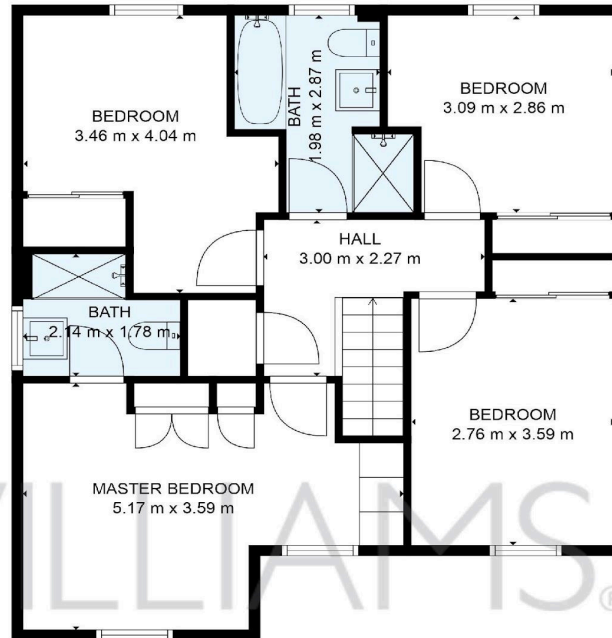
Link1 1Url

Link1 2Url





FLOOR 1



FLOOR 2



**TOTAL: 124 m<sup>2</sup>**

FLOOR 1: 58 m<sup>2</sup>, FLOOR 2: 66 m<sup>2</sup>

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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# Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		93
(81-91) <b>B</b>	84	
(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	

## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

