



Kingfisher Road, Thrapston, Northamptonshire

4  2  2 

Asking Price **£375,000 (Guide Price)**

 **NEIL
MERCER**

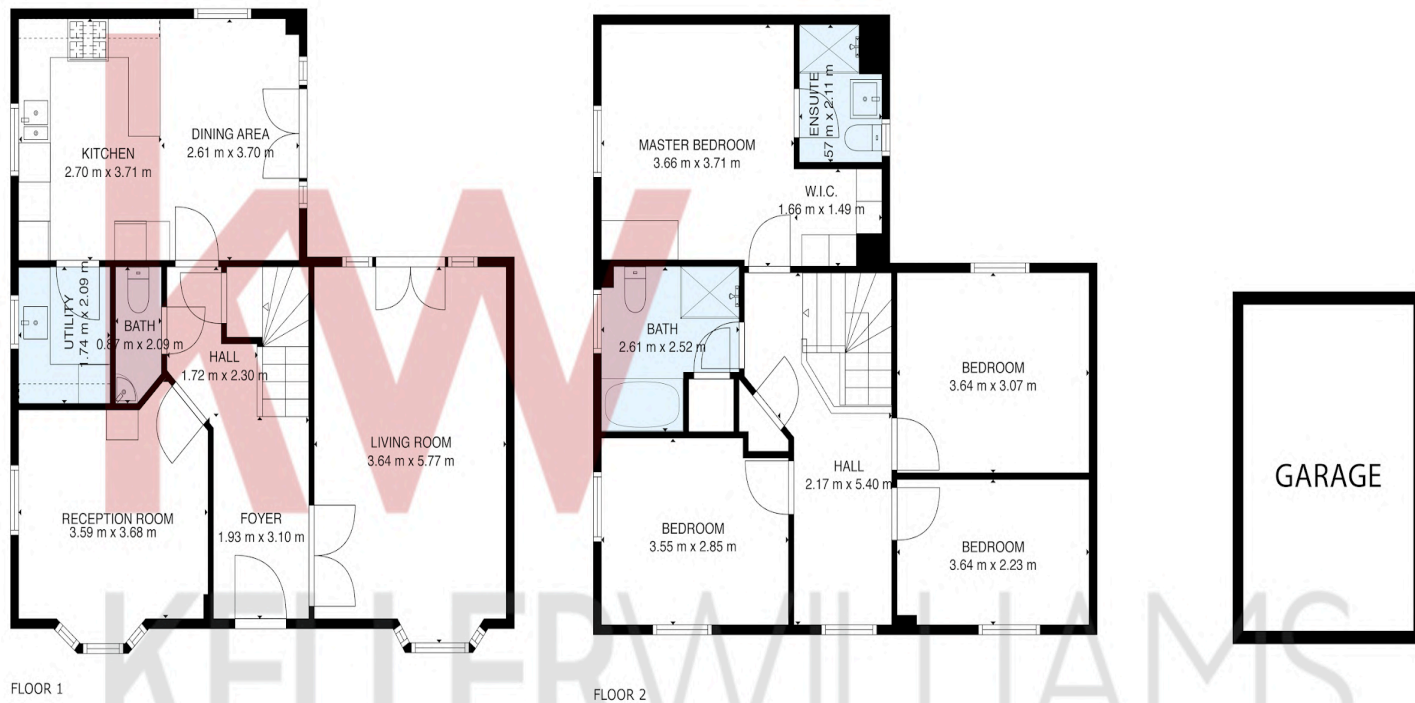
****VIEWING DAY SATURDAY 23RD MARCH - CALL TO BOOK**** GUIDE PRICE £375,000 - £400,000 Nestled within the picturesque landscape of Thrapston's sought-after market town, this impressively large executive 4 bedrooms property is just over 3 years old and offers an ideal haven for a growing family. Boasting a remaining approx 7 years on its NHBC warranty, this contemporary home embodies modern comfort and convenience. Key Features: Spread over 1500sq ft+ of space this is a large 4 bedroom detached property Air conditioning upstairs and downstairs - cools and heats - it's brilliant!! Reception rooms; the property has 2 large reception rooms on the ground floor offering the opportunity for separate home office space without sacrificing a bedroom alternatively it could be a separate dining room or childrens playroom. Large open plan kitchen dining room as well as the all important utility room to tuck the washing machine and tumble dryer away! 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. Outside there is a private rear garden and detached single garage as well as a generous driveway with plenty of room for at least 2 cars. Proximity to Amenities: Positioned in close proximity to the vibrant Thrapston town centre, you will enjoy easy access to lots 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 as well as a vibrant high street. 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. Note: All distances mentioned are approximate and subject to local traffic conditions.







Link12Url



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) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.



TOTAL: 141 m2
FLOOR 1: 71 m2, FLOOR 2: 70 m2

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



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OPENING HOURS

None



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