



Tyler Way, Thrapston Kettering  
**£315,000** **Freehold**

**Sharman  
Quinney**

# Key Features



- Attractive Corner Plot Position
- Detached Home - Three Bedroom home arranged over two floors
- Ensuite to Principal Bedroom, First Floor Family bathroom, Ground Floor Cloaks/Guest/W.C
- Kitchen /Dining
- Double Glazing /Gas Central Heating

Sharman Quinney are pleased to present this Three-bedroom home offering versatile living arranged over two floors. In brief, comprising generous entrance hallway with cloakroom/w.c. This continuation engineered wood laminate flooring extends throughout the ground floor except for the spacious Lounge. This light filled and generously proportioned room features dual aspect windows. A stylish kitchen/breakfast/dining space features modern wall and base cabinetry integrated oven, induction hob and upgraded extractor fan, space for free standing double fridge freezer. There's ample space for dining table and sliding double doors to the patio and garden. The adjoining utility room has space for washing machine and side access door.



The first floor has a landing has loft via ceiling hatch. The landing gives access to Three bedrooms, including principal bedroom featuring dual aspect windows and double wardrobes with en-suite featuring double width shower enclosure. Bedroom two also features fitted double wardrobes. Completing the first floor is a three-piece family bathroom with shower attachment over bath.

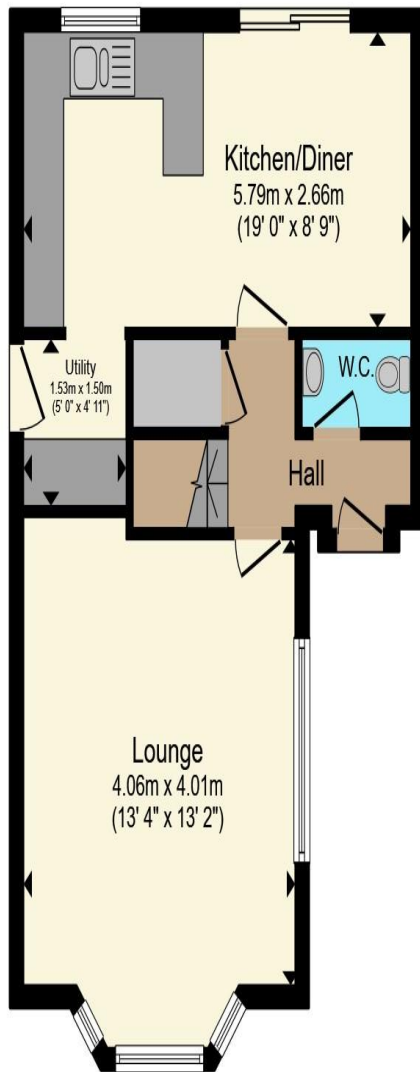
#### Outside

The rear garden has a good level of privacy with patio paving and lawn, enclosed by brick wall and timber fencing adding privacy and security. Double gated access, means the tarmac driveway with faux lawn over, is enclosed, which gives linear parking, further parking within the garage with both vehicular and personal side entrance door to the garden. The garage has both power and light connected.

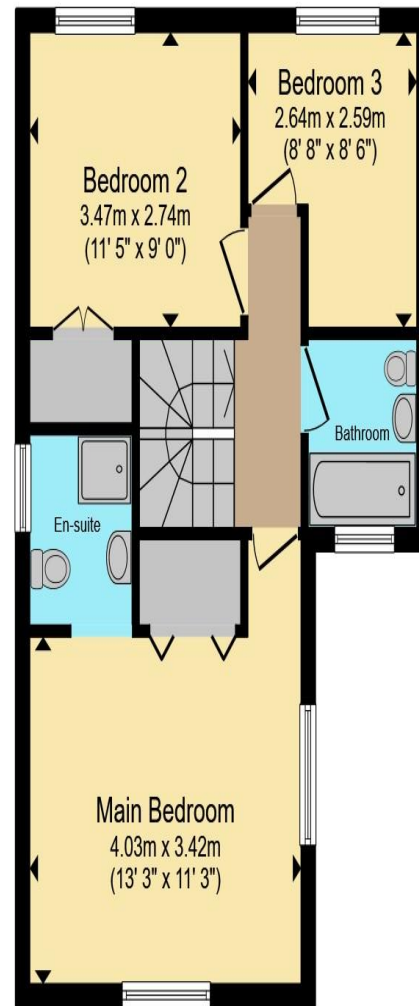
#### About Location

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 9.3 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 A14 and A45 leading to the M1 and M6 and train stations in Kettering,





**Ground Floor**



**First Floor**

Total floor area 85.9 m<sup>2</sup> (925 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](http://www.propertybox.io)

**Sharman  
Quinney**

Corby, Huntington and Peterborough allow access to the capital within the hour. Contact Sharman Quinney to arrange a viewing today to view this family home with great curb appeal in a quiet and desirable setting and location.

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**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01832 735589

 16 High Street, THRAPSTON, Northamptonshire,  
NN14 4JH

 thrapston@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: THR102892 - 0001

