

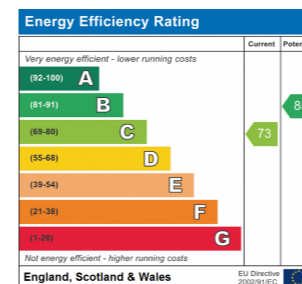


8 Throckmorton, Warboys PE28 2RY

£295,000



- Semi Detached Property
- Three Double Bedrooms
- Two Reception Rooms
- Re-Fitted Kitchen
- Good Sized Rear Garden
- Off Road Parking For Three Vehicles
- Single Garage
- Cul De Sac Location
- Walking Distance Of Village Amenities
- Extremely Popular Village



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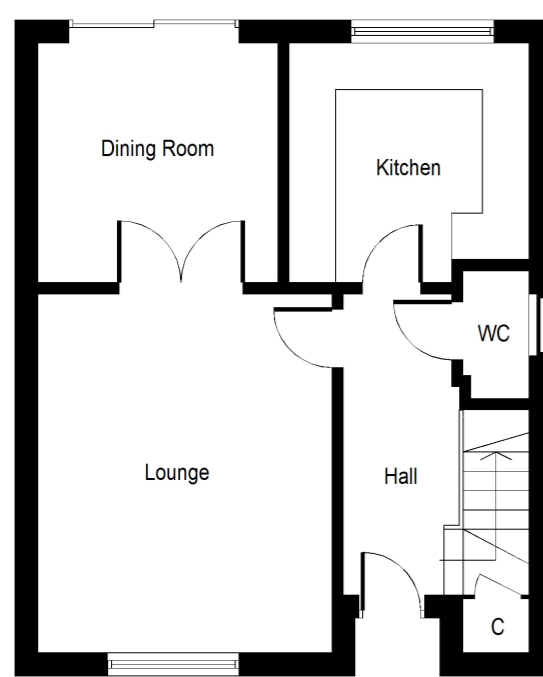
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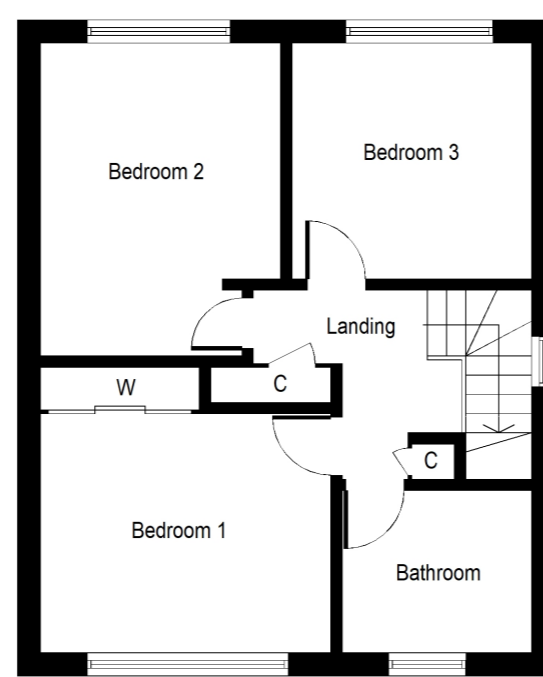
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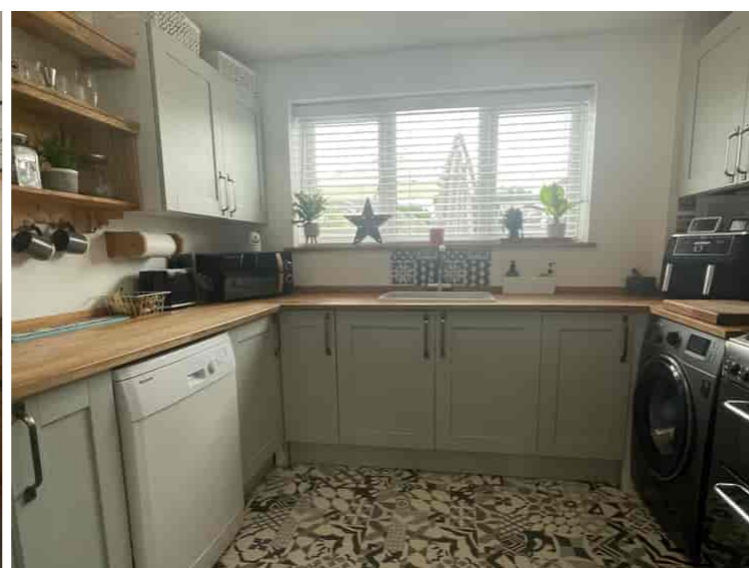
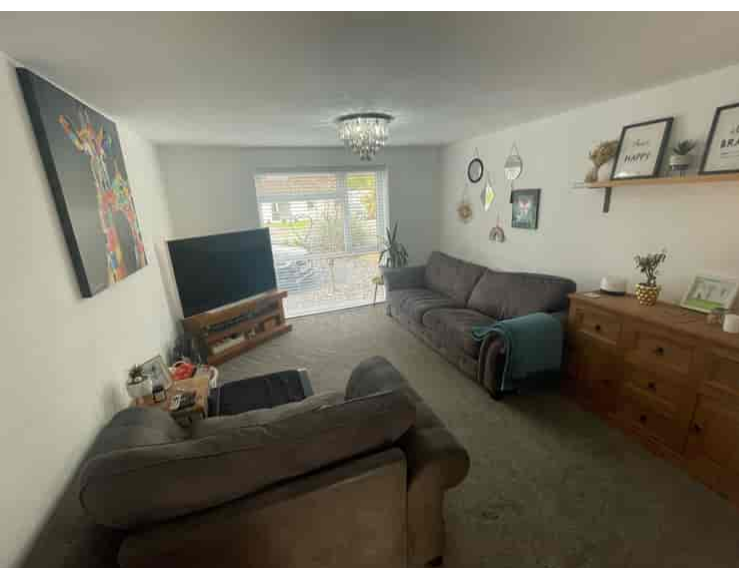


Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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UPVC Double Glazed Door To

Entrance Hall

Double glazed window to side aspect, stairs to first floor, cloaks cupboard, radiator, coats hanging area, under stairs storage recess.

Cloakroom

Double glazed window to side aspect, fitted in a two piece suite comprising low level WC, vanity wash hand basin, tiled flooring.

Living Room

14' 5" x 11' 7" (4.39m x 3.53m)

Double glazed window to front aspect, radiator.

Dining Room

10' 2" x 9' 9" (3.10m x 2.97m)

Double glazed French doors to rear aspect, radiator, laminate flooring.

Kitchen

9' 8" x 8' 8" (2.95m x 2.64m)

Double glazed window to rear aspect, fitted in a range of base and wall mounted units with complementing work surfaces, sink unit with mixer tap, spaces and plumbing for washing machine and dishwasher, spaces for cooker and fridge freezer, contemporary style radiator.

First Floor Landing

Double glazed window to side aspect, access to partially boarded loft space, storage cupboard.

Bedroom 1

13' 0" x 10' 10" (3.96m x 3.30m)

Double glazed window to rear, coving to ceiling, radiator, wardrobe recess, laminate flooring.

Bedroom 2

11' 4" x 9' 6" (3.45m x 2.90m)

Double glazed window to front aspect, coving to ceiling, laminate flooring, radiator.

Bedroom 3

9' 9" x 9' 7" (2.97m x 2.92m)

Double glazed window to rear aspect, laminate flooring, radiator, coving to ceiling.

Family Bathroom

Double glazed window to front aspect, fitted in a modern three piece suite comprising low level WC, wash hand basin, 'P' shaped bath with shower screen and shower unit over, complementing tiling, heated towel rail.

Outside

The front garden has mature planting and off road parking leading to the **Single Garage** with up and over door. Side gated access leads to the good sized rear garden with patio seating area, raised planters, mature shrubs, laid to lawn, summer house, garden shed and fully enclosed.

Tenure

Freehold

Council Tax Band - C

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