

BELVOIR!

DENNE CLOSE, CORBY, NN18 8NP

£350,000 FREEHOLD COUNCIL TAX D





Nestled in a small cul de sac consisting of only similar type properties is this wonderful four bedroom detached residence which is located within the catchment of Brooke Western School, Corby Primary Academy & Oakley Vale Primary School along with other local amenities including public house, dentist & supermarket.

The ground floor enjoys three reception rooms including lounge, spacious conservatory & converted garage providing versatile & flexible accommodation.

The modern breakfast kitchen is perfect for any aspiring cook with ample cupboard & workspace, eye level oven & four ring gas hob. A cloakroom is also enjoyed on the ground floor.

Four bedrooms are located on the first floor with the master suite benefiting from fitted wardrobes & en-suite with double shower enclosure.

The fully tiled family bathroom is also located on the first floor.



Externally this family residence provides off road parking to the front with a lawned area & a fully enclosed garden to the rear which is mainly laid to lawn with a patio & shed.

EPC Rating D

ENTRANCE HALL Double glazed door to front, double glazed window to front, carpet to flooring, radiator, stairs rising to first floor.

LOUNGE 14'3" x 11' 11" (4.34m x 3.63m) Double glazed window to front, electric fireplace with stone surround, carpet to flooring, radiator.

DINING ROOM 15' 5" x 7' 10" (4.71m x 2.4m) Double glazed window to front, carpet to flooring, radiator.

KITCHEN/BREAKFAST ROOM 23' 9" x 8' 11" (7.25m x 2.74m) Double glazed window to rear, double glazed French door into conservatory, kitchen comprising of wall and base high gloss two tone units, wood effect works surfaces over, tiled splash backs, four ring gas hob, cooker hood over, eye level electric double oven, integrated dishwasher, space for washing machine, stainless steel bowl and half sink with drainer, under stairs cupboard, radiator, vertical radiator, downlights, laminate to flooring.



CLOAKROOM Double glazed window to side, low level WC, pedestal wash hand basin, radiator, tiled splash backs, tiled flooring.

CONSERVATORY 12' 9" x 11' 10" (3.89m x 3.62m) Brick construction, double glazed window to rear and sides, vertical radiator, carpet to flooring, ceiling fan.

FIRST FLOOR LANDING Carpet to flooring, loft access, radiator.



BEDROOM ONE 15' 5" x 14' 0" (4.71m x 4.28m) Two double glazed windows to front, built in wardrobe, fitted wardrobes, carpet to flooring, radiator.

EN SUITE 7' 11" x 5' 5" (2.43m x 1.66m) Double glazed window to front, double shower enclosure, low level WC, pedestal wash hand basin, pedestal sink, part tiled walls, tiled flooring, traditional heated towel radiator, shave point, extractor fan.

BEDROOM TWO 11' 2" x 8' 10" (3.42m x 2.7m) Double glazed window to rear, carpet to flooring, radiator.

BEDROOM THREE 10' 5" x 6' 10" (3.2m x 2.1m) Double glazed window to rear, panelled walls, carpet to flooring, radiator.

BEDROOM FOUR 7' 6" x 7' 4" (2.29m x 2.26m) Double glazed window to rear, carpet to flooring, radiator..

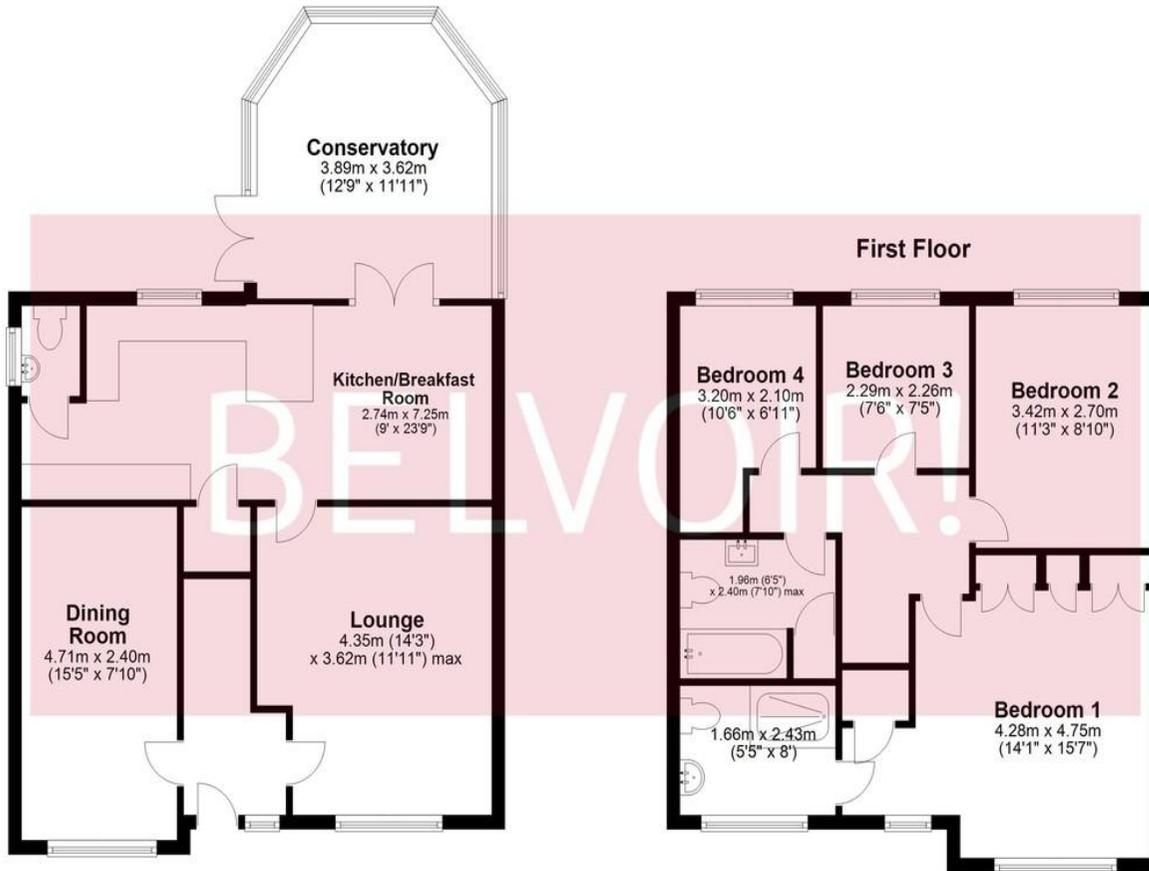
BATHROOM Panelled bath with mixer tap and telephone attachment, vanity unit with inset wash hand basin, low level WC, fully tiled walls, tiled flooring, airing cupboard, extractor fan, shave point.

EXTERNALLY Front - Lawned frontage, off road parking, side access to rear.

Rear - Fully enclosed rear garden, mainly laid to lawn, shed, patio.



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