

BELVOIR!

HARDEN CLOSE, GREAT OAKLEY, CORBY, NN18 8JW

OFFERS OVER £300,000 FREEHOLD COUNCIL TAX C





This wonderful three bedroom detached residence is tucked away in a cul de sac in the heart of Great Oakley & provides spacious living accommodation over two floors.

A spacious living room, modern breakfast/kitchen with French doors onto the garden make up the ground floor of this much loved home with the addition of a downstairs cloakroom, entrance porch & storage. From the first floor landing three bedrooms are enjoyed with two being double in size & the master benefitting from built in wardrobes & modern family bathroom with panelled bath & shower over.

Externally you will find a lawned frontage with mature trees with tandem parking to the side & providing access into the rear garden.

Named the sun set garden by the current owner's, the rear garden is an escape from reality where you can watch the sun both rise & set. This tiered garden provides two extended patios, laid lawn & a mixture of mature shrubs & trees. EPC Rating D.

ENTRANCE PORCH 6' 2" x 3' 0" (1.9m x 0.92m) Double glazed door to front, double glazed window to front, laminate to flooring, radiator.

CLOAKROOM 4' 11" x 2' 10" (1.5m x 0.88m) Double glazed window to side, low level WC, wall mounted wash hand basin, tiled splash backs, laminate to flooring, radiator.

LIVING ROOM 15' 9" x 15' 2" (4.81m x 4.63m) Double glazed window to front, TV point, internet point, laminate to flooring, under stairs cupboard, stairs rising to first floor, radiator.



KITCHEN/BREAKFAST ROOM 15' 2" x 8' 7" (4.63m x 2.62m)
Double glazed French doors, double glazed window to rear.
Kitchen comprising of wall and base units, granite effect
work surfaces over, space for freestanding cooker, cooker
hood over, Blanco sink with split drainer, space for washing
machine, space for fridge/freezer, space for dishwasher,
laminated flooring, radiator.

FIRST FLOOR LANDING Double glazed window to side,
carpet to flooring, airing cupboard, loft access.

BEDROOM ONE 15' 1" x 10' 5" (4.62m x 3.2m) Two double
glazed windows to front, built in wardrobes, over stairs
cupboard, carpet to flooring, radiator.

BEDROOM TWO 8' 11" x 8' 7" (2.72m x 2.64m) Double
glazed window to rear, carpet to flooring, radiator.

BEDROOM THREE 8' 10" x 6' 3" (2.69m x 1.91m) Double
glazed window to rear, carpet to flooring, radiator.

BATHROOM 6' 2" x 5' 6" (1.89m x 1.7m) Double glazed
window to side, panelled bath, mains shower over, low
level WC, wash hand basin set into vanity unit, part tiled
walls, shave point, radiator, vinyl to flooring.

EXTERNAL Front - Laid to lawn, path leading to front door,
mature trees, tandem parking to side, access to rear.

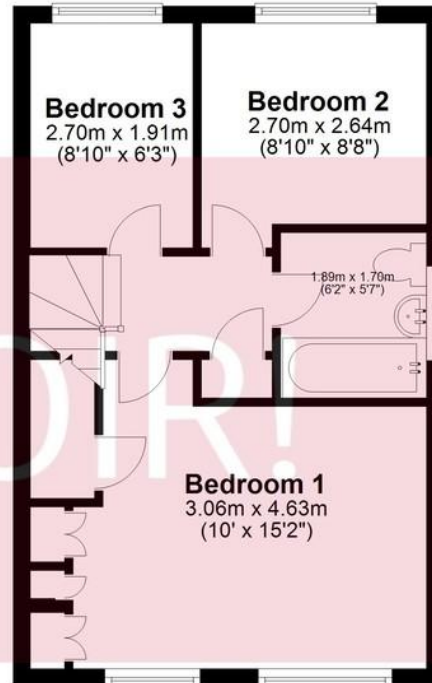
Rear - Tiered sunset garden, extended patio from kitchen,
tiered lawn, patio to bottom, mature shrubs and trees,
security lights, electric point.



Ground Floor



First Floor



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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC