



22 Barth Close, Great Oakley, Corby, NN18 8LU



£280,000

Stuart Charles are delighted to offer for sale this three bedroom detached family home located in the in demand area of Great Oakley. Positioned in a quiet cul de sac and within walking distance of several amenities to include schools and shops an early viewing is recommended to avoid missing out on this home. The accommodation to the ground floor of an entrance hall, lounge/diner and kitchen. To the first floor are three good sized bedrooms and a three piece modern family bathroom, the master bedroom also benefits from built in wardrobes and a three piece en-suite shower room. Outside to the front a driveway provides off road parking for two vehicles and leads to a garage. To the rear a small patio area leads onto an artificial lawn and is enclosed by timber fencing to all sides, gated access is provided to the front. Call now to view!!

- REFITTED KITCHEN
- LANDSCAPED GARDEN
- THREE GOOD SIZE BEDROOMS
- CUL-DE-SAC LOCATION
- GARAGE AND DRIVEWAY
- NEWLY FITTED EN-SUITE
- OPEN PLAN LIVING SPACE

Entrance Hall

Entered via a double glazed door, radiator, door to:

Kitchen

10'4 x 6'11 (3.15m x 2.11m)

Fitted to comprise a range of base and eye level units with a single sink and drainer, gas hob with extractor, electric oven, space for fridge/freezer, space for automatic washing machine, radiator, double glazed window to front elevation, wall mounted combi boiler.

Lounge/Diner

18'10 x 12'8 (5.74m x 3.86m)

Double glazed window to rear elevation, double glazed French doors to rear elevation, radiator, tv point, telephone point, stairs rising to first floor landing, door to:

Landing

Loft access.







Bedroom One

11'9 max x 9'4 max (3.58m max x 2.84m max)

Double glazed window to rear, radiator, tv point, built in wardrobes door to:

En-suite

6'11 x 4'10 (2.11m x 1.47m)

Fitted to comprise a three piece suite consisting of single shower cubicle with shower, low level wash hand basin, low level pedestal, radiator and double glazed window to front elevation.

Bedroom Two

10'4 x 10' (3.15m x 3.05m)

Double glazed window to front elevation, radiator.





Bedroom Three

8'5" x 6'9" (2.59m x 2.08m)

Double glazed window to front elevation, radiator.

Bathroom

7'8 x 6'10 (2.34m x 2.08m)

Fitted to comprise a three piece suite consisting of a panel bath with mixer shower tap, low level wash hand basin, low level pedestal, radiator, double glazed window to side elevation.

Outside

To the front a driveway provides off road parking for two vehicles and leads to a garage.

To the rear a small patio area leads onto an artificial





lawn and is enclosed by timber fencing to all sides,
gated access is provided to the front

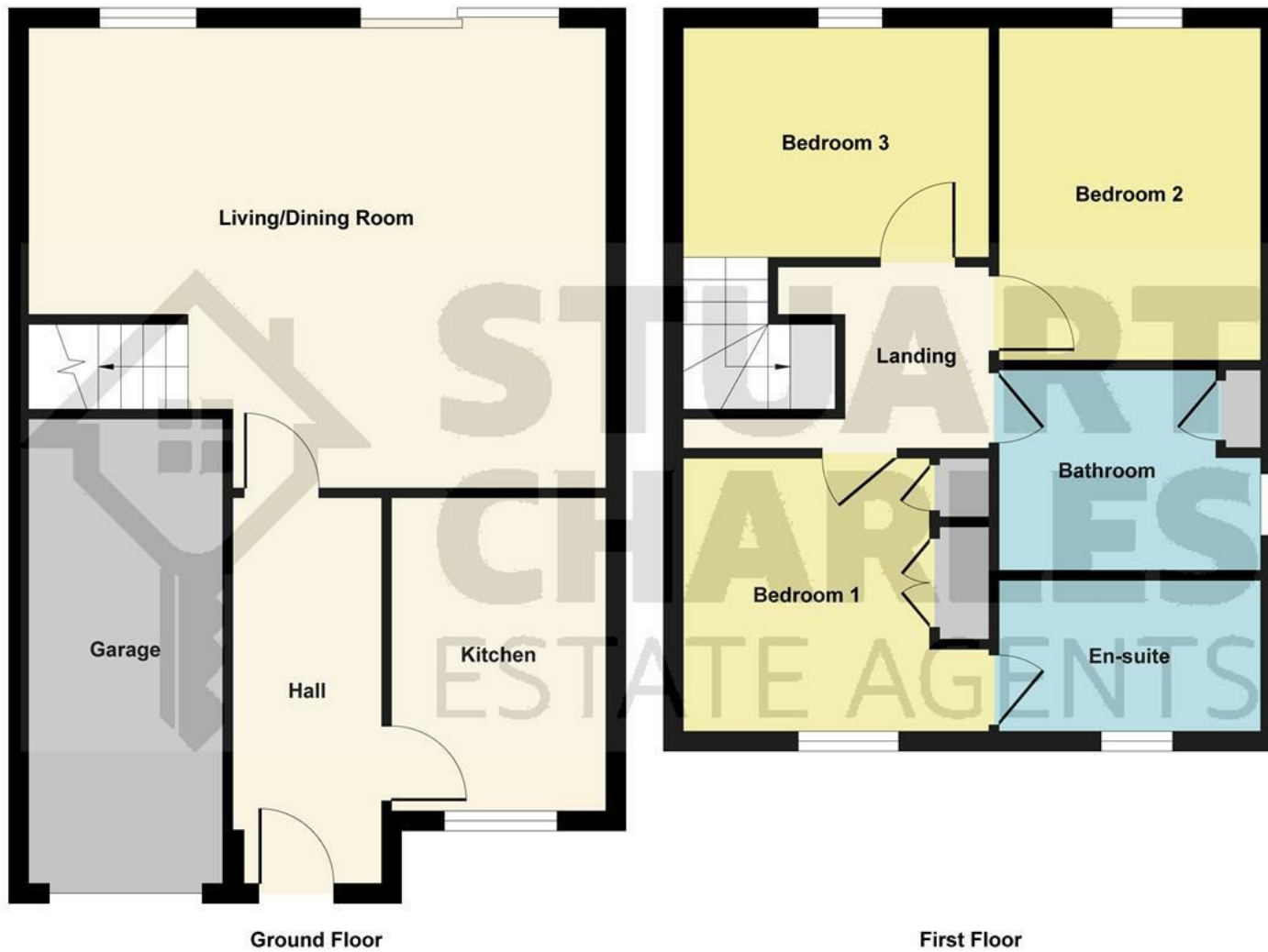



Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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