



## Creed Road, Oundle

**Price: Freehold £530,000**

- Ample parking
- Double garage
- Double bedrooms
- Study
- Set in fantastic Oundle
- Move in ready

EPC Rating: B



## Accommodation Includes

### Reception hall

with stairs to the first floor and part galleried landing doors to the sitting room door also to the study and downstairs cloakroom: door to the kitchen breakfast room.

### Lounge

3.51m x 6.6m (11'6 x 22'6) Front to back large sitting room with UPVC double glaze window to the front, french doors with glazed side panels to the garden. Decorative fire surround and hearth with fire. Radiator

### Downstairs cloakroom

Comprising of a white suite with a wash hand basin over a vanity unit with drawers below and WC, part tiled walls.

### Study

3.07m X 6.8m (10'1 x 5'09) UPVC window to front, radiator

### Kitchen/breakfast room

6.04 x 3.19m (19'10 x 10'6) the spacious kitchen is fitted with a range of walnut effect units with granite effect worktops and includes stainless steel sink unit with mixer taps. This kitchen also benefits from an integrated double oven with five ring gas hob and extractor hood, stainless steel splashback, dishwasher and fridge freezer. Tiled floor and splashback's. UPVC glazed windows to the garden, patio doors to garden.

### Utility Room

Space for washing machine and tumble dryer, single sink.

First floor landing; a partial galleried landing with a UPVC window to the front with stairs rising to the second floor. Airing cupboard housing the hot water tank. Doors to bedrooms 3 and family bathroom.

### Bedroom One

3.52m x 6.9m (11'7 x 22'7) UPVC window to the front. Built-in double wardrobes with dressing area. Door to the en-suite shower room.

En-suite shower room: white suite with oversize shower WC and wash hand basin, heated chrome towel rail UPVC window to rear.

### Bedroom Five

3.07m x 3.41m (10'1 x 11'3) max UPVC window to front. Radiator

### Bedroom Four

3.07m x 3.42m (10'1 x 11'3) max UPVC window to rear. Radiator

### Family bathroom

Comprises of a white suite with a panelled bath with mixer taps, large shower cubicle with shower, wash hand basin and WC. UPVC window to rear

Second floor landing currently used as a study area space for a desk benefiting from the skylight to the front: doors to bedrooms 2 & 3 and shower room.

### Bedroom Two

3.55m x 6.91m (11'8 x 22'7) UPVC double glaze window to front, door to en-suite shower room.

### Bedroom Three

3.06m x 6.9m (10'1 x 22'8) door to landing UPVC window to front, radiator.

### Outside

To the front of the property is a private road and parking for approximately two vehicles to the side of the property the driveway leads to a double garage with further parking for approximately three cars. The garage is detached and has up and over door, power and light. The garage also



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benefits from eaves storage space, separate door to the side. The rear of the property is a fully enclosed rear garden the timber fencing there is a paved patio area and a lawn. There is a water tap and electric points outside the garden and garage.



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