



83 Creed Road  
Oundle, PE8 4QX



**Simpson & Partners**



Location and interior to impress! This well presented three bedroom detached home is situated in the sought after historical town of Oundle close to all amenities on offer and countryside walks on your door step. Further benefits include lovely garden room to the rear, solar panels providing hot water, off road parking and single garage. Enter the property into the hallway with stairs rising to the first floor, Cornish slate tiled flooring and doors to: dual aspect living room with bay window to side and further window to front flooding the room with natural light, kitchen/breakfast room fitted with a contemporary range of wall and base units with built in appliances, breakfast bar area, ebony tiled flooring. Downstairs wc fitted with a two piece suite and Cornish slate flooring, large bespoke conservatory having ebony tiled flooring continued from the kitchen and views out to the garden, making this a great entertaining space. To the first floor are three good sized bedrooms with the master affording built in storage and en-suite shower room, two further double bedrooms and family bathroom fitted with a three piece suite comprising of bath with shower over, low level wc and wash hand basin. Externally to the front is a bespoke timber porch giving access to the front entrance, shrub borders surrounding the property. To the side is a driveway providing off road parking leading to a single garage with electric roller garage door. The rear garden offers a private aspect, laid to patio with gravel areas inset and flower beds, enclosed with brick walling and timber fencing, gated access leads to the driveway, timber shed. Viewing is highly recommended to appreciate the location and interior of this well presented family home.

🛏 3

🚿 2

🚗 2

Offers In Excess Of £375,000



Oundle is a small ancient market town nestling in rural Northamptonshire which is a particular intrigue of those fond of British history. Modern day Oundle is full of interesting alleyways and ancient buildings to list at the long story of its past. Another attraction to Oundle is the sought after schooling and many countryside walks and the meandering river Nene.

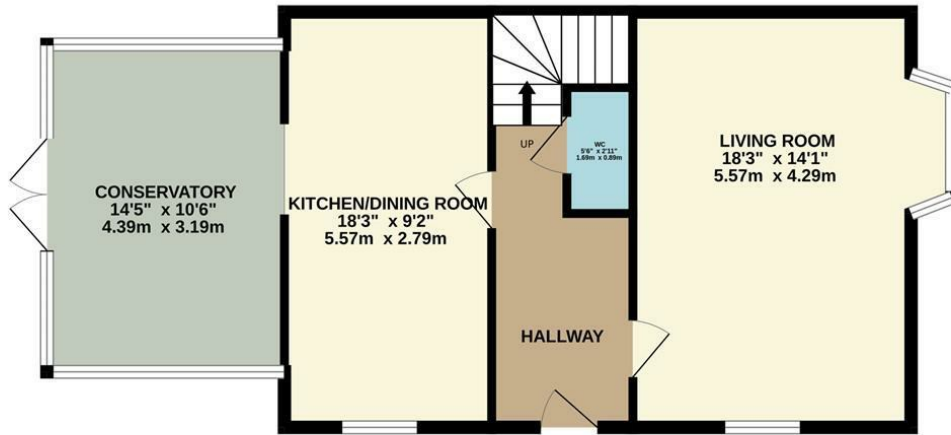




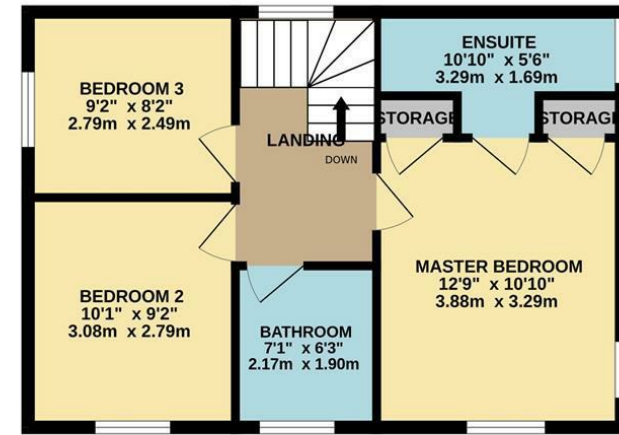
Close to key railway stations that give access to the capital in under an hour, the major road network links are also close providing access to A1/M1/M6.



GROUND FLOOR  
665 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1143 sq.ft. (106.2 sq.m.) approx.

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 plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given  
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Energy Efficiency Rating

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



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