

1 Crane Close  
Little Cransley  
Northamptonshire  
NN14 1QN

£575,000



OSCAR JAMES

...expect excellence



# WHAT'S GREAT?

Without a doubt an immaculately presented and imposing detached family home situated in a prime village location which is ideal for commuters given the easy access to the A43 and A14.

The position of this home makes it more attractive as it occupies a lovely plot with ample parking and well manicured garden to the front which is set back from the main road.

In brief the accommodation comprises of an entrance hall with cloakroom, dining room/study/snug, a large front to back lounge with feature fireplace, kitchen/breakfast room with doors leading out to the rear garden and finally a utility room completes this floor.

To the first floor the bedrooms are a lovely size, all bright and airy, three of which benefit from fitted wardrobes and two also have ensuite shower rooms, a stunning refitted family bathroom completes this floor with a gorgeous deep soak free standing bath.

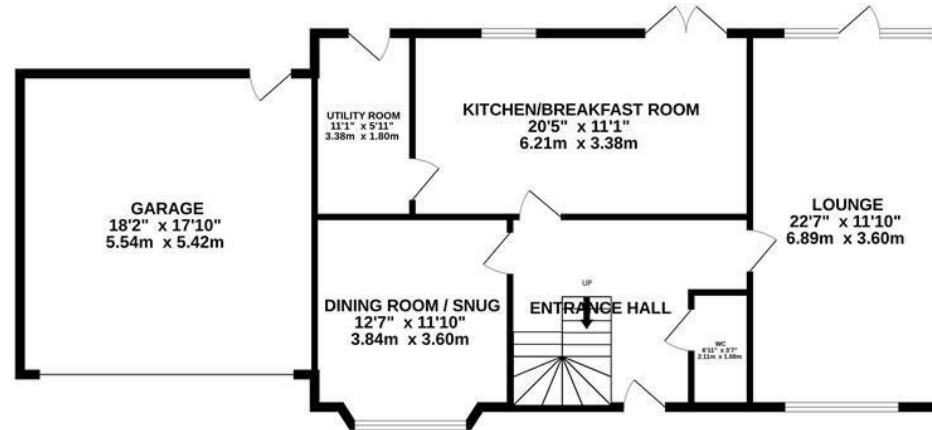
As mentioned the space outside is a real plus point of this home, especially the rear garden, immensely secluded, well maintained and planted with numerous trees, shrubs and flowers creating a lovely space for all to enjoy. Expect to find the garden fully enclosed with a large patio area for al fresco dining. To the front the parking is ideal for numerous vehicles with a double garage and driveway.

Call sole selling agents Oscar James Kettering to make arrangements to view.

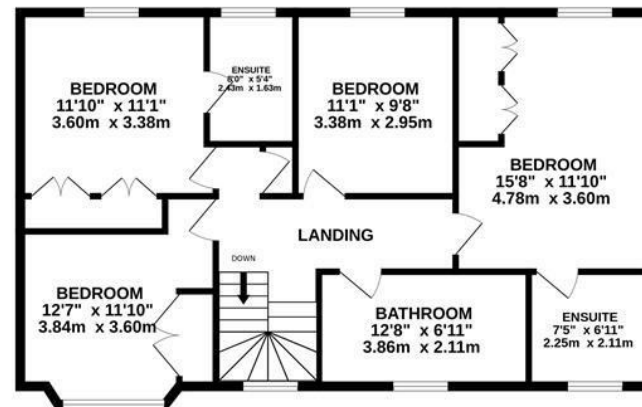
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# Floor Plan

GROUND FLOOR  
1193 sq.ft. (110.9 sq.m.) approx.



1ST FLOOR  
869 sq.ft. (80.8 sq.m.) approx.



TOTAL FLOOR AREA: 2063 sq.ft. (191.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should 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 or efficiency can be given.

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## AT A GLANCE...



Lounge, kitchen/breakfast room,  
dining room/study/snug



Kitchen/breakfast room and utility



Four bedrooms



Two ensembles, cloakroom and  
refitted bathroom



Stunning gardens



Double garage and off road  
parking





# SELLER'S SECRET

For us, moving has been a big decision but we feel the time is right for us now. Our home has been a wonderful place to enjoy and live over the years and we very much hope the new owners are happy here.



*Why we like it....*

This property has size, location and condition on its side, it will be a pleasure to show prospective buyers around and we would certainly suggest calling quickly to avoid missing out!

*To buy or not to buy....*

**OSCAR JAMES**

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