



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



**STUART  
CHARLES**  
ESTATE AGENTS

**£275,000**

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, guest W.C, lounge and kitchen/diner. 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 a laid lawn and is enclosed by timber fencing to all sides, gated access is provided to the front. Call now to view!!.

- LARGE LOUNGE
- THREE GOOD SIZED BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- CLOSE TO PRIMARY AND SECONDARY SCHOOLS
- WALKING DISTANCE TO GREAT OAKLEY CRICKET CLUB
- OPEN PLAN KITCHEN/DINER
- MODERN BATHROOM
- OFF ROAD PARKING AND GARAGE
- CLOSE TO SHOPS
- LOCATED IN A QUIET CUL DE SAC

### Entrance Hall

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

### Guest W.C

Fitted to comprise a two piece suite consisting of a low level wash hand basin, low level pedestal, radiator, double glazed window to front elevation.

### Lounge

16'2 x 10'4 (4.93m x 3.15m)  
Double glazed window to front elevation, radiator, tv point, telephone point, stairs rising to first floor landing, door to:

### Kitchen/Diner

16'0 x 10'6 (4.88m x 3.20m)  
Fitted to comprise a range of base and eye level units with a single steel sink and drainer, gas hob with extractor,







electric oven, space for fridge/freezer, space for automatic washing machine, radiator, double glazed window to rear elevation, wall mounted combi boiler, double glazed patio doors to rear elevation.

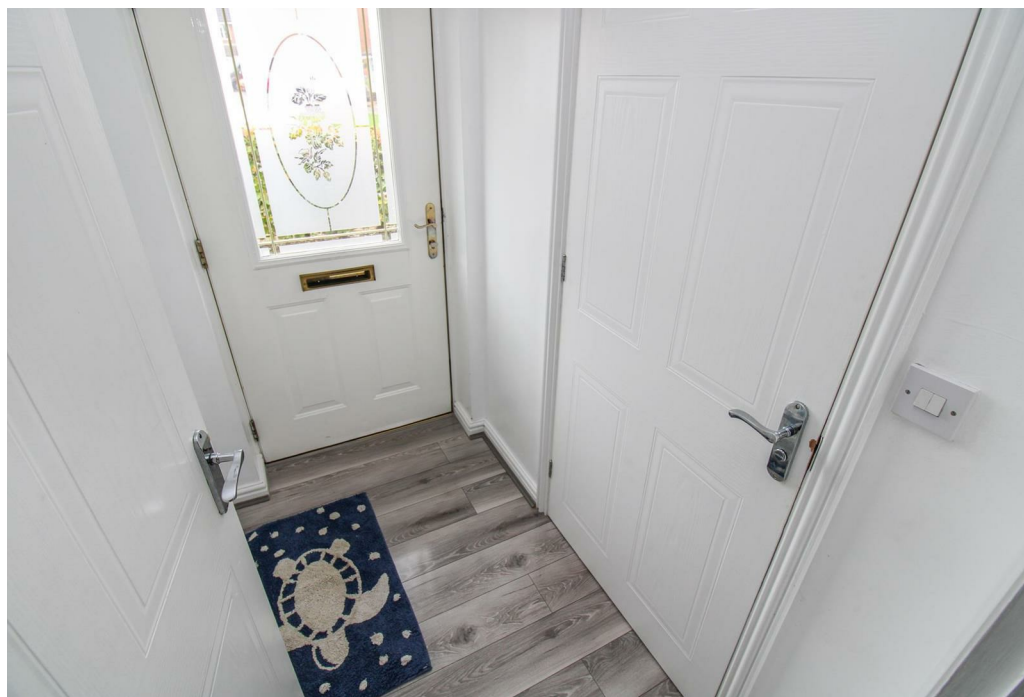
### First Floor Landing

Loft access, double glazed window to side elevation,

### Bedroom One

9'8 x 9'8 (2.95m x 2.95m)

Double glazed window to rear, radiator, tv point, door to:





### En-Suite

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

### Bedroom Two

9'8 x 8'6 (2.95m x 2.59m)

Double glazed window to front elevation, radiator.

### Bedroom Three

9'6 x 7'2 (2.90m x 2.18m)

Double glazed window to front elevation, radiator.







## **Bathroom**

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 rear elevation.

## **Outside**

Front: A driveway provides off road parking for multiple vehicles and leads to a garage and is enclosed by steel fencing and low level brick wall.

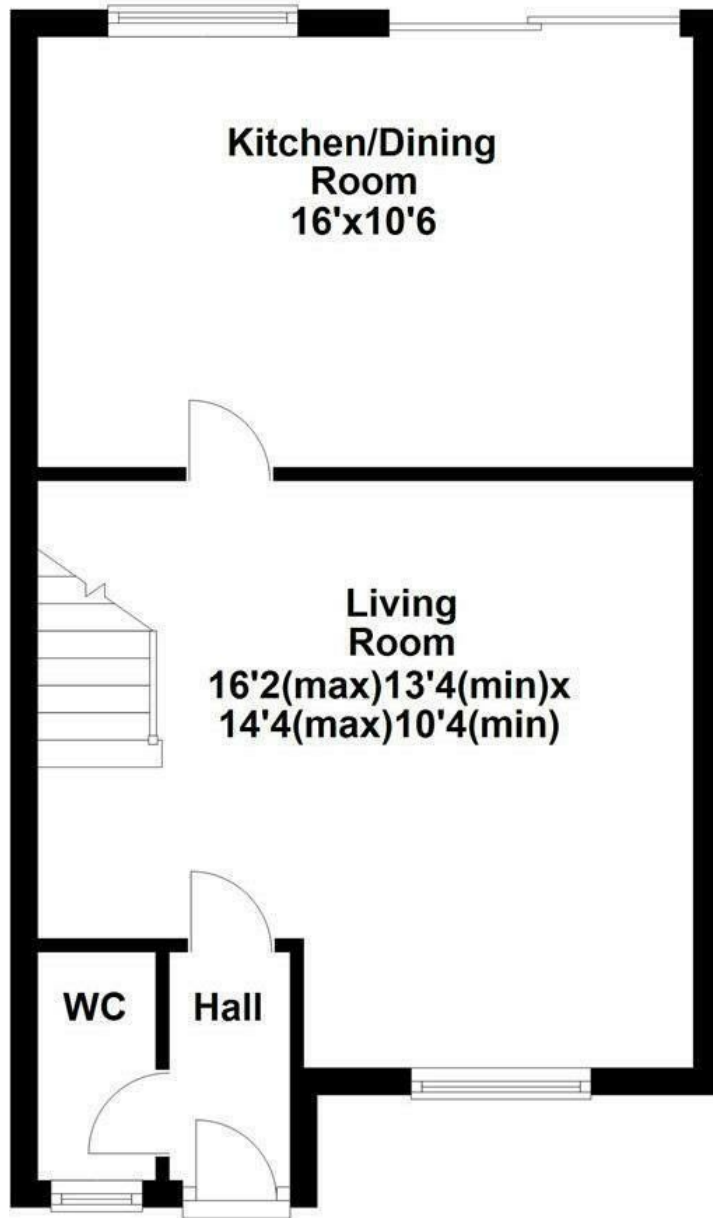
Garage: With up and over door, power and light connected, pedestrian door to garden.

Rear: A small patio area leads to a large laid lawn and is enclosed by timber fencing to all sides.





## Ground Floor



## First Floor

