



48 Hempland Close, Great Oakley, Corby, NN18 8LR



# £315,000

Stuart Charles are delighted to offer for sale this FOUR bedroom detached family home located in the popular Great Oakley area of Corby. Situated at the end of a quiet cul de sac and within several amenities an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, guest W.C, lounge, kitchen/breakfast room, separate dining room and conservatory. To the first floor are four good sized bedrooms and a three piece family bathroom with the master bedroom benefiting from a three piece en-suite shower room as well, Outside to the front a laid lawn leads to a driveway which provides parking for two vehicles and leads to a garage. To the rear a large decking area leads onto a low maintenance lawn and is enclosed by timber fencing to all sides. Call now to view!!.

- LARGE LOUNGE
- DINING ROOM AND CONSERVATORY
- FOUR GOOD SIZED BEDROOMS
- SOUTH FACING GARDEN
- CLOSE TO SHOPS
- KITCHEN/BREAKFAST ROOM
- GUEST W.C
- FAMILY BATHROOM AND EN-SUITE TO MASTER
- OFF ROAD PARKING FOR TWO VEHICLES AND GARAGE
- WALKING DISTANCE TO MAIN BUS LINKS AND GREAT OAKLEY CRICKET CLUB

## Entrance Hall

Entered via an Oak door, telephone point, radiator, under stairs storage, stairs rising to first floor landing, doors to:

## Guest W.C

Fitted to comprise a two piece suite consisting of a low level pedestal, low level wash hand basin and extractor fan.

## Lounge

15'21 x 10'29 (4.57m x 3.05m)

Double glazed window to front elevation, radiator, tv point, twin opening doors to:

## Dining Room

10'23 x 7'78 (3.05m x 2.13m)

Double glazed French doors to conservatory, radiator, door to:







### **Kitchen/Breakfast Room**

14'31 x 10'2 (4.27m x 3.10m)

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 low level fridge, space for automatic washing machine, radiator, two double glazed doors to rear elevation, double glazed door to side elevation.

### **First Floor Landing**

Loft access, double glazed window to front elevation, storage cupboard, doors to:





### Bedroom One

11'06 x 10'19 (3.51m x 3.05m)

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

### En-Suite

6'61 x 4'99 (1.83m x 1.22m)

Fitted to comprise a three piece suite consisting of a mains feed shower cubicle, low level pedestal, low level wash hand basin, radiator, extractor fan, double glazed window to rear elevation.

### Bedroom Two

10'16 x 10'05 (3.05m x 3.18m)

Double glazed window to front elevation, radiator.







### Bedroom Three

7'93 x 6'88 (2.13m x 1.83m)

Double glazed window to front elevation, radiator.

### Bedroom Four

8'7 x 6'65 (2.62m x 1.83m)

Double glazed window to rear elevation, radiator.

### Bathroom

7'27 x 5'22 (2.13m x 1.52m)

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

### Outside







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



Front: A laid lawn leads to a driveway that provides off road parking for two vehicles and to a garage.

Garage: With up and over door, combi boiler installed in 2023, space for chest freezer, space for tumble dryer.

Rear: A large decking area leads up onto a laid lawn and is enclosed by timber fencing to all sides.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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	