



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

£235,000

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/diner and kitchen. 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. Outside to the front a driveway provides off road parking 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/DINER
- MODERN SHOWER ROOM
- CLOSE TO PRIMARY AND SECONDARY SCHOOLS
- WALKING DISTANCE TO GREAT OAKLEY CRICKET CLUB
- THREE GOOD SIZED BEDROOMS
- OFF ROAD PARKING AND GARAGE
- CLOSE TO SHOPS
- LOCATED IN A QUIET CUL DE SAC

Entrance Hall

Entered via a double glazed front door, radiator, door to;

Lounge/Diner

14'10" x 14'5" (4.53 x 4.41)

Double glazed patio doors to rear elevation, radiator.

Kitchen

10'5 x 8'4 (3.18m x 2.54m)

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 windows to front elevation.

Guest WC

Fitted to comprise of a low level pedestal, low level hand wash basin,







double glazed window to front elevation.

Landing

Airing Cupboard, doors to:

Bedroom One

11'5" x 8'4" (3.5 x 2.55)

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

Bedroom Two

10'4" x 8'4" (3.17 x 2.55)

Double glazed window to front elevation, radiator.

Bedroom Three

8'11" x 6'5" (2.73 x 1.98)

Double glazed window to rear elevation, radiator.





Shower Room

6'6 x 5'6 (1.98m x 1.68m)

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

Outside

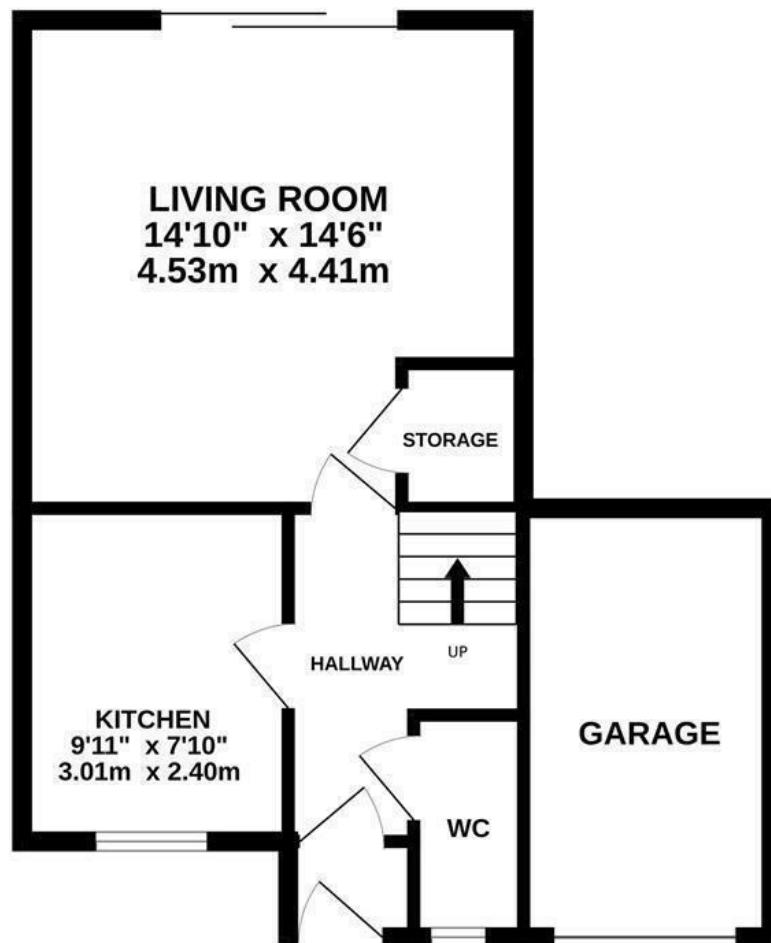
To the front a driveway provides off road parking and leads to a garage.

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

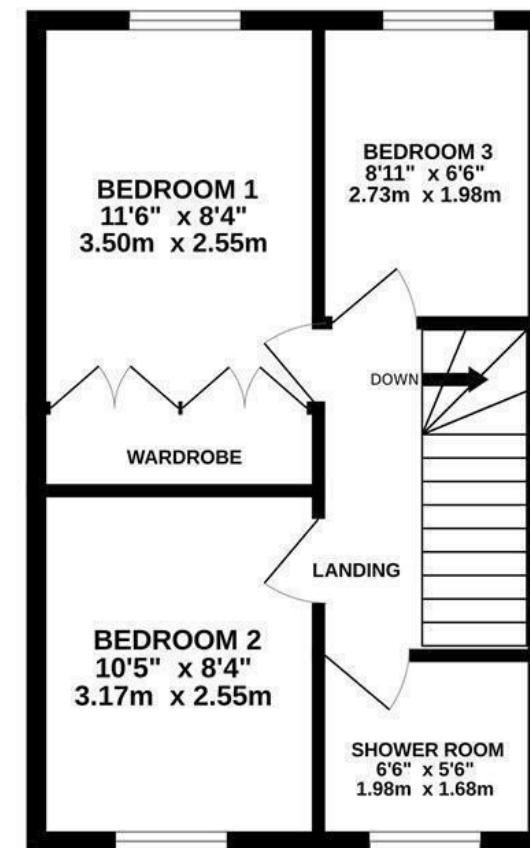




GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-10)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		