



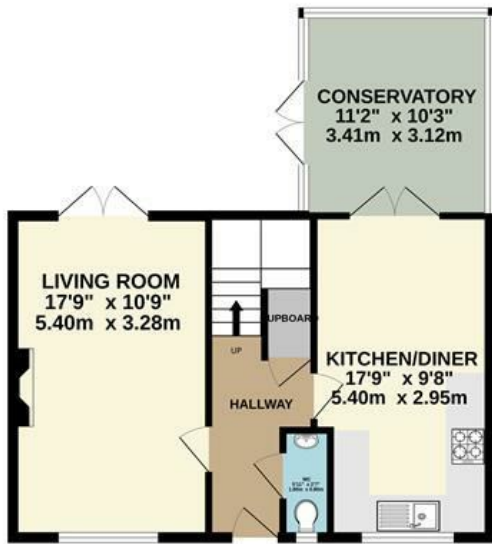
7 Hatfield Close, Corby NN18 8QB

Offers Over £340,000

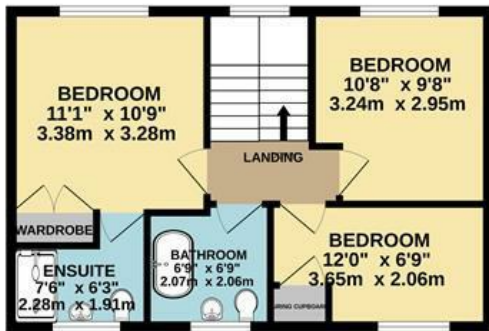
Sitting in the heart of the Oakley vale estate is this large family property oozing with space both inside and out. Being just 2 minutes walk to ofsted rated "Outstanding" Corby Primary academy makes this a fantastic location for families. At the front of the property you have a private driveway leading to the single garage and side access to the rear garden. The rear garden is large and mainly laid to lawn but has potential and space for outbuildings and sheds if required. Entering the property in the front door there is a large hallway leading to the full length, dual aspect lounge with double doors onto the patio area. Through to the kitchen/diner and you have a modern fitted kitchen and dining space that leads into the large conservatory with doors onto the garden. On the first floor there are 3 bedrooms, 2 doubles and 1 single. The master bedroom benefits from built in wardrobe storage and an ensuite bathroom. The recently fitted family bathroom features a freestanding bath with handheld shower, as well as sink unit and toilet. Up to the 2nd floor and you will find 2 more large double bedrooms with light coming from both sides of the house. The front side features large dormer windows and the back are roof lights. Overall this property is ready to move into and has NO ONWARD CHAIN. There are many bus services to the centre of Corby as well as the East Midlands Mainline train that takes you to London St Pancras in around 50 minutes. Locally there are convenience shops that are walkable as well as play areas for children. For viewings or more information please call the office on 0 1 5 3 6 2 1 2 7 0 1.

Tenure: Freehold
Energy Rating: C
Council Tax Band: D

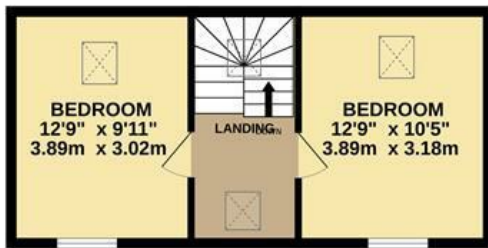
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GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.3 sq.m.) approx.



2ND FLOOR
335 sq.ft. (31.1 sq.m.) approx.

TOTAL FLOOR AREA : 1496 sq.ft. (139.0 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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- NO ONWARD CHAIN
- Detached Single Garage
- Conservatory
- Large Rear Garden
- Close to Great Schools
- 4 Double Bedrooms and 1 Single Bedroom



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B	77	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



2 Silver Street, Kettering,
Northamptonshire, NN16 0BN
Tel: 01536 312 600

sales@lucasestateagents.co.uk

Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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