



4  2  3 

Frith Close, Great Oakley, Corby

£240,000 Freehold

**BELVOIR!**



Offered to market with NO ONWARD CHAIN is this four bedroom family residence which is in need of some refurbishment & is perfectly suited for family living. The versatile accommodation is set over three floors with the ground floor providing a spacious dining room with double doors, WC, storage & breakfast kitchen with flagstone flooring, ample cupboard & work surfaces, all with a French door opening into the garden.

The lounge is located on the first floor with dual windows to the front with the second bedroom & ensuite shower room to the rear. The top floor of this generous home is the master bedroom with ensuite shower room along with family bathroom & two further bedrooms.

Externally you will find a south facing garden which is mainly laid to lawn with patio & access to the garage & off road parking.

Viewing is advised to fully appreciate the accommodation this home has to offer.

EPC Rating B. Council Tax D.

#### **ENTRANCE HALL**

Double glazed door to front, storage cupboard, stairs rising to first floor.

#### **DINING ROOM**

4.22m x 2.61m (13'10" x 8'7")

Window to front, radiator.

#### **KITCHEN/BREAKFAST ROOM**

4.45m x 4.42m (14'7" x 14'6")

Full length windows to rear. French door opening onto garden. Kitchen comprising of wall and base units, work surfaces over, stainless steel sink with drainer, four ring gas hob, space for oven, cooker hood over, space for fridge/freezer, space for washing machine, space for dishwasher, tiled splash backs, tiled flagstone flooring, radiator.

#### **FIRST FLOOR LANDING**

Carpet to flooring, stairs rising to second floor, stairs descending to ground floor, radiator.

#### **LOUNGE**

4.50m x 4.24m (14'10" x 13'11")

Windows to front, carpet to flooring, radiator, TV point, Internet point.





#### **BEDROOM TWO**

4.45m x 2.67m (14'7" x 8'10")

Windows to the rear, carpet to flooring, radiator.

#### **EN SUITE**

2.77m x 1.22m (9'1" x 4'0")

Single shower enclosure, low level WC, pedestal wash hand basin, radiator, tiled splash backs, tiled flooring, shave point.

#### **SECOND FLOOR LANDING**

Loft access, airing cupboard, radiator, carpet to flooring.

#### **BEDROOM ONE**

4.48m x 3.92m (14'8" x 12'11")

Windows to front, carpet to flooring, radiator.

#### **EN SUITE**

1.80m x 1.64m (5'11" x 5'5")

Single shower enclosure, low level WC, pedestal wash hand basin, heated towel rail, part tiled walls, tiled flooring.

#### **BEDROOM THREE**

2.72m x 2.20m (8'11" x 7'2")

Window to rear, carpet to flooring, radiator.

#### **BEDROOM FOUR**

2.26m x 2.19m (7'5" x 7'2")

Window to rear, carpet to flooring, radiator.

#### **BATHROOM**

Panelled bath with mixer tap, low level WC, pedestal wash hand basin, radiator, part tiled walls, tiled flooring, shave point.

#### **GARDEN**

South facing garden, mainly laid lawn, patio, access to garage and off road parking.

#### **GARAGE**

A single garage, off road parking to front of garage.

#### **AGENTS NOTES**

Property is to be sold as soon.

Please note when an offer is accepted, a period of exclusivity is NOT being granted and that our client reserves the right to consider & accept any other offers at any time prior to exchange of contracts.





We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		90
(81-91)	<b>B</b>	81	
(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			
England, Scotland & Wales			EU Directive 2002/91/EC



Contact us today to arrange a viewing...

# BELVOIR!

[www.belvoir.co.uk](http://www.belvoir.co.uk)

68 George Street, Corby, Northants, NN17 1QE

[corby@belvoir.co.uk](mailto:corby@belvoir.co.uk)

01536 261666