



Holkham Close, Corby NN18 8PG

welcome to

Holkham Close, Corby

We are delighted to market this five bedroom detached house in Oakley Vale, overlooking one of the lakes with driveway parking and a detached garage!

Entrance Hall

Stairs rising to first floor, understairs storage cupboard and drawers, part glazed front door, tiled floor, internet port.

Cloakroom

Vanity wash hand basin, low level WC, tiled flooring, towel rail radiator, double glazed window to front, extractor fan.

Lounge

19' 2" Max x 14' 6" (5.84m Max x 4.42m)

Double aspect double glazed windows to front and side, two radiators, laminate flooring, media wall.

Kitchen

19' 1" x 10' 8" (5.82m x 3.25m)

Wall and base units, recessed sink and drainer, low level electric oven, electric hob with cooker hood over, integrated dishwasher, space for fridge freezer, tiled flooring, double glazed window to rear, French doors to the rear garden, access to utility room.

Utility Room

9' 7" x 5' 7" (2.92m x 1.70m)

Double glazed window to side, space and plumbing for washing machine and tumble dryer, boiler, extractor fan, tiled flooring.

First Floor Accommodation

Landing

Laminate flooring, loft access with fitted pull down ladder, airing cupboard, access to all bedrooms & family bathroom.





Bedroom One

14' 9" max x 9' 4" max (4.50m max x 2.84m max)

Laminate flooring, window to side, radiator, fitted wardrobes and chest of drawers.

Ensuite To Bedroom One

Low level WC, vanity wash hand basin, enclosed shower cubicle with mains fed shower, towel rail radiator, full height tiling and tiled floor, double glazed window to side.

Bedroom Two

11' 4" x 9' 6" (3.45m x 2.90m)

Laminate flooring, radiator, double glazed window.

Bedroom Three

10' 11" max to wardrobe x 9' 3" (3.33m max to wardrobe x 2.82m)

Laminate flooring, radiator, double glazed window, built in wardrobes.

Bedroom Four

9' 7" x 7' 9" to wardrobe (2.92m x 2.36m to wardrobe)

Laminate flooring, radiator, double glazed window, built in wardrobes.

Bedroom Five/Study

7' 4" x 6' 4" (2.24m x 1.93m)

Laminate flooring, radiator, double glazed window.

Family Bathroom

Mains fed shower over bathtub, low level WC, vanity wash hand basin, large recessed vanity mirror, full height tiling and tiled floor, towel rail radiator, double glazed window to front.

Externally

Front Garden

Mainly laid to lawn wrapping around the front and side of the house, enclosed bushes to the front of the property, raised beds to the side, driveway parking and garage access to the side, courtesy access gates from the front and rear to the garden.

Rear Garden

Mainly laid to lawn, enclosed by wall and fencing, mature shrubs and trees, two raised decked areas, slabbed patio area, power points and outside tap.

Garage

30' 6" max x 8' 11" max (9.30m max x 2.72m max)

Electric up and over door (not tested), courtesy access from the garden, power, light, eave storage, storage room at the back.



view this property online williamhbrown.co.uk/Property/COR112802



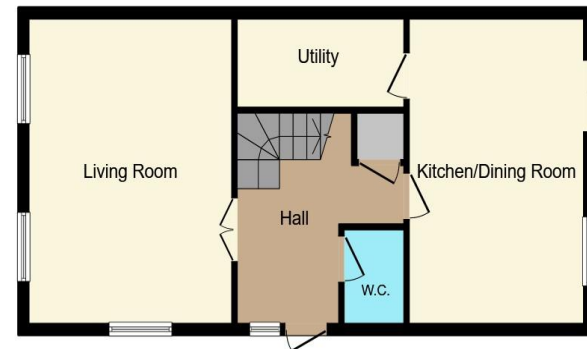
welcome to

Holkham Close, Corby

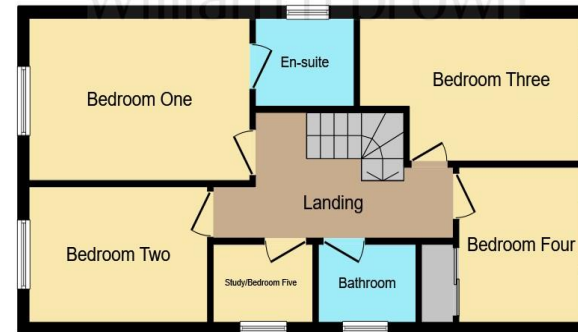
- CHAIN FREE
- EPC RATING: C
- 5 BEDROOMS
- DOUBLE LENGTH TANDEM GARAGE
- DRIVEWAY PARKING

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£350,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/COR112802



Property Ref:
COR112802 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01536 267418



corby@williamhbrown.co.uk



61A Corporation Street, CORBY,
Northamptonshire, NN17 1NQ



williamhbrown.co.uk