





Holkham Close, Corby NN18 8PG



welcome to

Holkham Close, Corby

We are delighted to be marketing this generously sized six bedroom detached house in the ever desirable Oakley Vale area with NO UPPER CHAIN. The property has a lot to offer it's next owners including multiple ensuites and a large garage!













Entrance Hall

Entry via double glazed door, understairs cupboard, carpet and radiator.

Cloakroom

WC, wash hand basin, extractor, vinyl floor and radiator.

Study

7' 10" x 7' 2" (2.39m x 2.18m)

Double glazed window to front aspect, carpet and radiator.

Lounge

14' 11" plus recess x 11' 5" max (4.55m plus recess x 3.48m max)

Double glazed window to rear, double door to kitchen, feature fire, two radiators and carpet.

Dining Room

10' 1" x 8' 5" (3.07m x 2.57m)

Double glazed window to front aspect, radiator and carpet.

Kitchen

16' 8" x 9' 3" max (5.08m x 2.82m max)

Double glazed window to rear, wall and base units, space for fridge freezer, sink and drainer, gas hob with electric oven and extractor over, tiled splashback,

Utility Room

6' 9" x 5' 7" (2.06m x 1.70m)

Double glazed door to side aspect, sink and drainer, tiled splashback, plumbing for washing machine, boiler and radiator.

First Floor Landing

Double glazed window to front, airing cupboard, stairs to second floor, carpet and radiator.

Bedroom One

11' 6" to wardrobe x 10' 9" (3.51m to wardrobe x 3.28m) Double glazed window to rear, fitted wardrobe, radiator and carpet.

Ensuite

Obscure double glazed window to rear, shower, WC, wash hand basin, tiled splashback, extractor

Bedroom Four

11' 6" x 9' 6" into wardrobe (3.51m x 2.90m into wardrobe)

Double glazed window to front, Radiator, carpet and wardrobe.

Bedroom Five

10' 2" x 7' 10" max ($3.10m \times 2.39m \text{ max}$) Fitted wardrobe, double glazed window to rear aspect, radiator and carpet.

Bedroom Six

10' 2" max x 7' 10" (3.10m max x 2.39m) Double glazed window to front, fitted wardrobe, radiator and carpet.

Bathroom

bath with electric shower over, WC, wash hand basin, shaver socket, part tiled, vinyl floor and radiator.

Second Floor Accommodation

Store cupboard, loft access and carpet.

Bedroom Three

11' 9" x 18' 2" (3.58m x 5.54m)

Double glazed window to front and double glazed Velux to the rear, store cupboard, two radiators, carpeted and restricted head room.

Bedroom Two

13' 4" max x 11' 7" max (4.06m max x 3.53m max) Double glazed window to front, carpet and radiator.

Ensuite

Shower, wash hand basin, WC, extractor, vinyl floor, radiator and Velux window to rear.

Externally Front

Pebble dash beds, path to front with side driveway,

Rear Garden

Approximately 40 ft garden, enclosed fencing, mainly laid to lawn with paved patio seating area, gated side access, outside tap

Parking

Approximately 35 ft x 8'11 garage with power, light and up and over door, side access with driveway to side.

Loft

Pull down ladder and lighting.





welcome to

Holkham Close, Corby

- No Upper Chain
- Six bedrooms
- Two Ensuites
- Three reception rooms
- Driveway parking

Tenure: Freehold EPC Rating: B

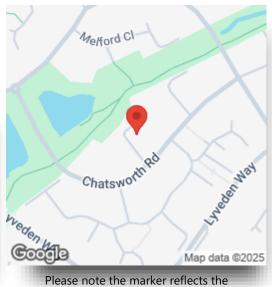
Council Tax Band: E

£350,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/COR112861



Property Ref: COR112861 - 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.





01536 267418



corby@williamhbrown.co.uk



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



williamhbrown.co.uk

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.