



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# 24 Lower Pastures, Great Oakley, NN18 8JT

From £390,000

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## "Privacy a Priority?"

This smart detached house is situated towards the end of Lower Pastures and is nestled away offering parking for four cars, a double garage and a wrap-around garden which offers a good degree of privacy to the rear. The well-presented accommodation comprises entrance hall, guest WC, living room, study, dining room, conservatory and a high quality fitted kitchen. Upstairs, there is a family bathroom and four bedrooms with the main bedroom offering an en suite shower room and fitted wardrobes.

Beautifully presented throughout, this deceptively sized detached house occupies a corner position which offers a good degree of privacy to the rear. The accommodation is well-presented and includes an entrance hall with storage cupboard and a guest WC. The living room is dual aspect and offers access to the study. The dining room features a fireplace with an inset gas fire. Stairs rise to the first-floor landing and a door leads to the conservatory. Being a generous size, the conservatory features a heated ceramic tiled floor and a ceiling fan. French doors open onto the rear garden. Designed to offer excellent storage solutions, the kitchen/breakfast room combines style and functionality. There is a fitted range of wall and base level units including drawer units. There is granite stone worksurfaces incorporating a corner sink with drainer and mixer tap and ceramic tiled wall surrounds. There is a floor-standing range style cooker, an integrated dishwasher and washing machine.

From the first-floor landing, there is a family bathroom which includes a side panel bath with shower and screen, WC and a pedestal wash hand basin with ceramic tiled wall surrounds. There are four bedrooms with the main bedroom benefitting from a range of fitted wardrobes and a shower room en suite which includes a shower enclosure, WC and a wash hand basin set within a vanity cupboard with ceramic tiled wall surrounds.

The plot offers driveway parking for four cars and access to the double garage which comes with pedestrian access to the rear garden. The rear garden is beautifully landscaped and maintained to include a paved patio area and neat lawn with shaped planted borders. The rear garden extends to the side and there is a useful timber storage shed, exterior power, lighting and water tap.





- Kitchen/Breakfast Room - 4.67m x 2.84m (15'4" x 9'4")
- Dining Room - 4.09m x 4.67m (13'5" x 15'4") (max)
- Conservatory - 4.37m x 3.15m (14'4" x 10'4")
- Study - 1.83m x 1.83m (6'0" x 6'0")
- Living Room - 3.94m x 4.29m (12'11" x 14'1")
- Bedroom 1 - 3.94m x 4.27m (12'11" x 14'0") (max)
- En suite - 3.18m x 0.91m (10'5" x 3'0")
- Bedroom 2 - 2.9m x 3.71m (9'6" x 12'2")
- Bedroom 3 - 2.62m x 3.05m (8'7" x 10'0")
- Bedroom 4 - 2.18m x 1.96m (7'2" x 6'5")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	72	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



10 Spencer Court, Corby, Northamptonshire, NN17 1NU

