



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



Lower Pastures, Great Oakley, Northamptonshire, NN18 8JJ

£280,000

3 1 2





## "Deceptive Dimensions!"

Offering well proportioned rooms this detached house is nicely positioned in a cul-de-sac and benefits from a SOUTH/WEST facing rear garden, block paved driveway and a single garage. The accommodation comprises entrance hall, guest WC, there is a fitted kitchen/breakfast room, utility, lounge and a separate dining room. Upstairs there is a family bathroom and three double sized bedrooms with the master leading to a shower room en-suite. Positioned to please!

### **Description:**

Well positioned within a popular residential area this detached property comes with a block paved driveway, single garage and a lovely south/west facing rear garden. The accommodation comprises entrance hall which leads to a guest WC. Stairs rise to the first floor landing. The living room features a fire place with a gas fire inset while the room is dual aspect with a timber laminate floor which extends through to the dining room which features French doors which open onto the rear garden. The kitchen/breakfast room is dual aspect and is fitted with a range of wall and base level units with work surfaces incorporating a sink with drainer and mixer tap with ceramic tiled wall surrounds. There is an eye level double oven, gas hob with extractor hood and a range of integrated appliances to include a dish washer, a fridge and a freezer. Ceramic tiled floor. The utility room is fitted with a range of matching base units with work surfaces incorporating a sink with drainer and mixer tap with ceramic tiled wall surrounds and floor. There is space and plumbing for a 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 three double bedrooms with the master benefitting from fitted wardrobes and a shower room en-suite. Gas fired central heating system and uPVC double glazed windows.

**Outside:** The plot is well maintained and offers a block paved frontage and driveway which provides parking for two/three cars and offers access to the single garage. The rear garden is fully enclosed and faces south/west. There is a paved patio area, neat lawn, timber storage shed and planted borders.

### **Room Measurements:**

Living Room 4.7m x 3.35m (15'5" x 11'0")

Dining Room 3.35m x 2.64m (11'0" x 8'8")

Kitchen/Breakfast Room 3.58m x 2.74m (11'9" x 9'0")

Utility Room 1.88m x 1.8m (6'2" x 5'11")

Bedroom One 4.27m x 3.4m (14'0" x 11'2")

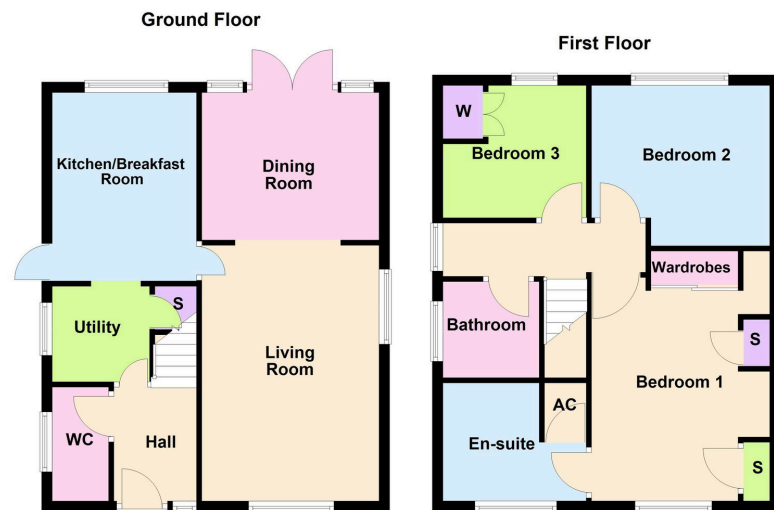
Ensuite 2.77m x 1.68m (9'1" x 5'6")

Bedroom Two 3.4m x 3.15m (11'2" x 10'4")

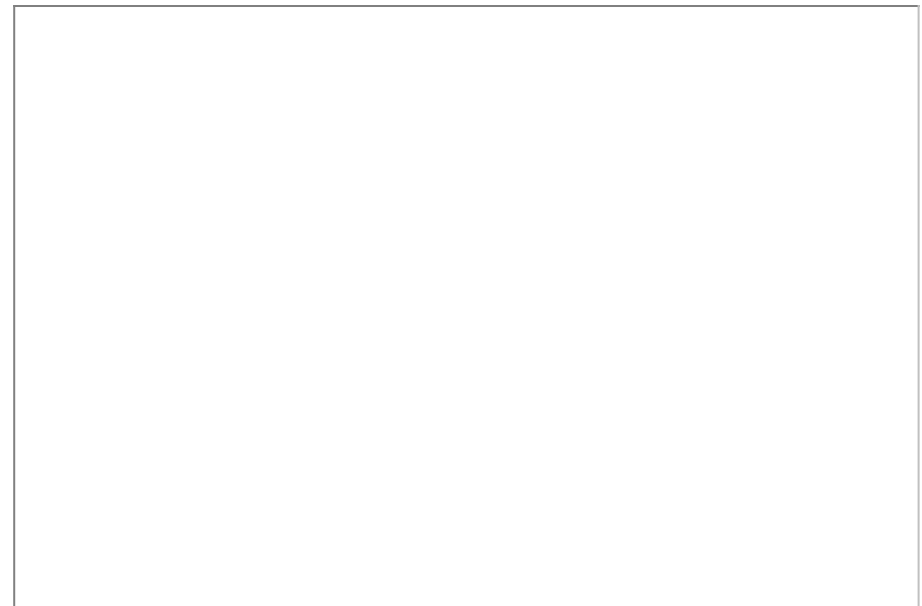
Bedroom Three 2.74m x 2.67m (9'0" x 8'9")

Bathroom 1.88m x 1.83m (6'2" x 6'0")





- Spacious Detached House
- South/West Facing Rear Garden
- Block Paved Driveway and Single Garage
- Three Bedrooms
- Master with En-Suite Shower Room
- Family Bathroom
- Kitchen/Breakfast Room
- Lounge
- Separate Dining Room
- Nice Cul-De-Sac Position



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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