

Patrick Road  
Corby  
NN18 9ND

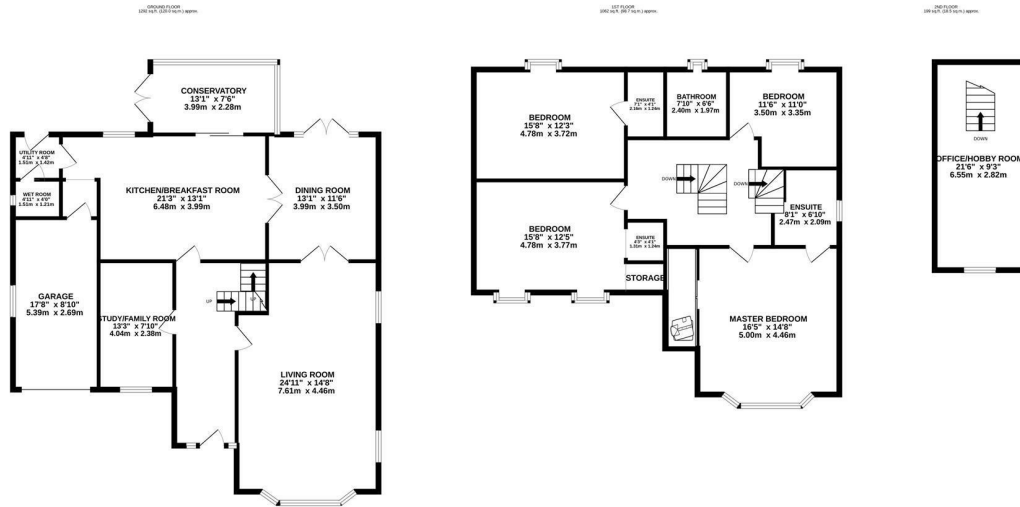
£525,000



OSCAR JAMES

...expect excellence

# FLOOR PLANS



TOTAL FLOOR AREA: 2553 sq.ft. (237.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## AT A GLANCE...



Large Lounge



Kitchen/family room.



Four/five double bedrooms.



Five bathrooms.



Front and rear gardens.



Garage and parking for multiple vehicles.



# WHAT'S GREAT?

LARGE, INDIVIDUALLY DESIGNED, EXECUTIVE RESIDENCE .

This stunning, individually built, FOUR/FIVE bedroom, detached residence offers an expansive and flexible living space exceeding 2600 square feet, perfectly positioned in a non-estate location near the town center. Designed with both luxury and functionality in mind, this home boasts several notable features:

#### Key Features:

- Underfloor Heating: Enjoy the comfort of underfloor heating throughout the ground floor.
- Quality Flooring: Tiles to the ground floor and Oak flooring adorns the landing and first-floor bedrooms.
- Sustainability: Roof-mounted solar panels provide an eco-friendly energy solution.

#### Ground Floor:

- Reception Hall: Welcoming and spacious entryway.
- Living Room: Features a cozy fireplace, perfect for family gatherings.
- Dining Room: Separate space for formal dining.
- Lounge/Family Room: Versatile space for work or play.
- Kitchen/Breakfast Room: Modern kitchen with integrated appliances, ideal for culinary enthusiasts.
- Utility Room: Convenient space for laundry and additional storage.

Wet Room: Practical and stylish, offering flexibility for guests or quick clean-ups.

#### First Floor:

- Galleried Landing: An elegant feature that enhances the sense of space and is embraced by a solid Oak Staircase.
- Principal Bedroom: Luxurious main bedroom with en-suite facilities.
- Guest Bedroom: Comfortable accommodation with its own en-suite.
- Third Bedroom: Another en-suite bedroom, perfect for family or guests.
- Fourth Bedroom: Additional bedroom with access to the family bathroom.
- Family Bathroom: Well-appointed for convenience and comfort.

#### Second Floor:

- Hobby Room: A useful space for hobbies, crafts, or additional storage.

#### Exterior:

- Frontage: Lawned area with a block-paved driveway.
  - Parking: Off-road parking spaces and access to the integral garage.
  - Rear Garden: Enclosed and lawned, ideal for outdoor activities and relaxation.
- For more details or to schedule a viewing, please call OSCAR JAMES at your earliest convenience.

...expect excellence



# SELLER'S SECRET

We designed and built this home to our own specification.

This has been our family home for many years and now it is time to downsize.



*Why we like it....*

A huge property, will be an amazing family home in a wonderful location for any growing family.

*To buy or not to buy....*

## OSCAR JAMES

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