



6 Briery Close, Great Oakley, Corby NN188JG £440,000

Lucas Estate Agents are pleased to be offering this brilliantly located and double storey extended family home to the market complete with double garage and large garden. Sitting within a cul-de-sac, this property offers 1700 sq ft of accommodation on a private road in the sought after area of Great Oakley. Into the front door you are welcomed into a hallway with guest WC and stairs to first floor. To the right is the modern fitted kitchen that was installed only 5 years ago and includes, gas burning hob, double ovens and dishwasher and has granite worktops throughout. The flooring is flagstone tiles which run throughout the whole ground floor bringing each room together. Into the lounge and you will find a large reception room with views out into the rear garden and space for multiple sofas and other furniture. The study is situated off the back of the lounge and is perfect for working from home or a small play room. At the rear of lounge you find the dining area which has been extended to create a large open plan, multi use room. Currently used as diner and extra lounge, this could be a separate annex space for older family or play room for older children. Upstairs you will find 4 well proportioned bedrooms and the family bathroom. Bedroom 1 has been extended to include not only a separate dressing area but also a large ensuite bathroom that includes a jacuzzi bath and separate shower with sink and toilet. Bedroom 2 is a large double room with built in wardrobes and has views over the rear garden. Bedroom 3 is a double room with space for double bed and wardrobes whilst bedroom 4 is a good sized single room.

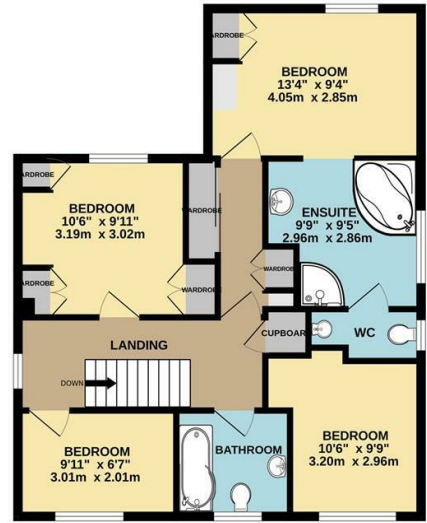
Tenure: Freehold
Energy Rating: C
Council Tax Band: D

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GROUND FLOOR
1003 sq.ft. (93.2 sq.m.) approx.



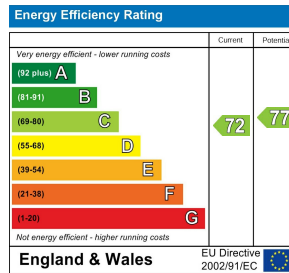
1ST FLOOR
684 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 1687 sq.ft. (156.7 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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- 4 Bedroom Detached Property
- Double Garage
- Double Storey Rear Extension
- 3 Reception Rooms
- Huge Master Suite



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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