



14 Lower Pastures, Great Oakley, Corby NN18 8JJ

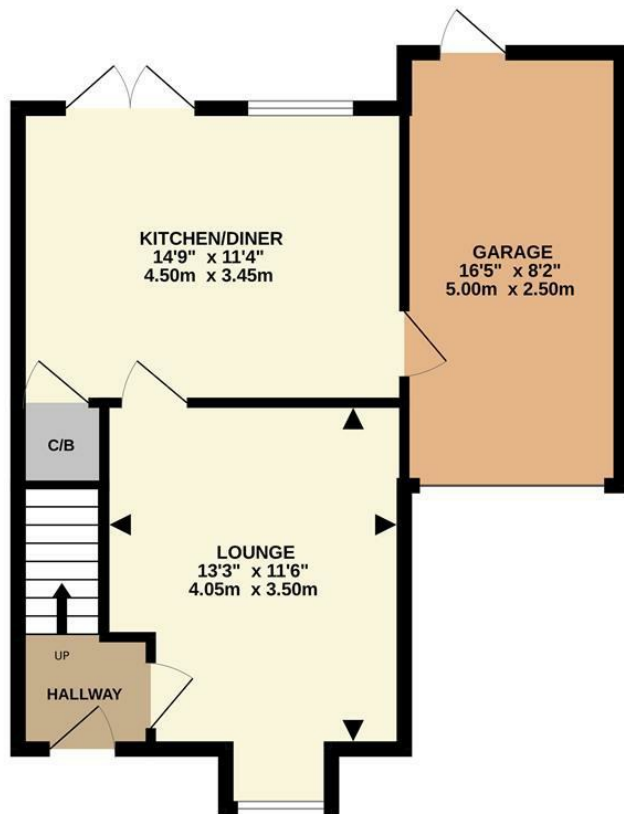
£265,000

Lucas Estate Agents are pleased to be offering this stunningly presented 3 bedroom detached property to the market situated in a quiet cul-de-sac location in the very sought after area of Great Oakley. Sitting on a generous plot, there is parking for 2 cars at the front and a large garden to the rear. Walking into the front door you will find a large, welcoming hall with space to hang coats and store shoes. Into the lounge you have space for 2 large sofas plus a feature bay window that's almost a metre deep. The kitchen/diner is perfect for an indoor-outdoor scenario with French doors that lead onto the covered patio area. The modern fitted kitchen has many eye and base level units with space for dishwasher and washing machine and a built in fridge/freezer. There is a handy access door to the garage from the kitchen which has scope for someone to build a utility space into the garage itself. Upstairs you will find 3 bedrooms, 2 of which are double in size and 1 a good size single room. The master bedroom occupies the whole width of the house and has plenty of space for wardrobes and other bedroom furniture. The family bathroom has been recently updated and includes a mains shower over bath with sink and toilet. There is a handy utility cupboard next to the bathroom that is currently used as a laundry cupboard, and the loft has been boarded with new insulation added.

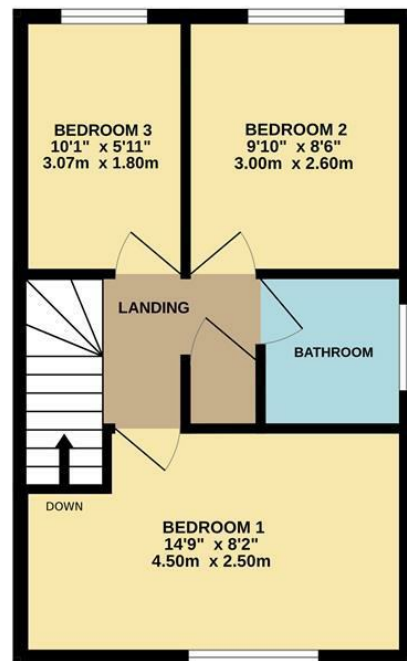
Tenure: Freehold
Energy Rating: C
Council Tax Band: C

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GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 873 sq.ft. (81.1 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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- 3 Bedroom Detached House
- Single Garage
- Large Manicured Garden
- Kitchen/Diner
- Newly Renovated Bathroom
- Parking for 2 Cars
- Countryside Walks

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	78
	EU Directive 2002/91/EC	



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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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