

# BRENNAN

## BESPOKE

OFFERS IN EXCESS OF

**£300,000**

**Little Meadow**

Corby, NN18 8JN

If you want a home that's already been improved in all the right places, this property in Little Meadow should be top of your list.

Set within the village of Great Oakley and occupying a good plot, the home is modern and stylish throughout and has been thoughtfully extended on the ground floor, alongside a garage conversion that adds genuinely useful, flexible living space. The ground floor includes a comfortable lounge, a separate kitchen and a dedicated dining room, while the extension and converted garage create an additional family room that works perfectly as a snug, playroom or second reception space depending on your needs, supported by a convenient ground floor WC and useful storage. Upstairs, there are three bedrooms and a family bathroom, providing practical accommodation for families, guests or home working. Externally, the front offers a lawned area and a driveway providing off-road parking, while the rear garden has been designed with lifestyle in mind, featuring a decked seating and dining area for entertaining and the standout addition of a bespoke detached garden room. This versatile space is ideal as a home office, gym or a relaxing lounge away from the main house, making the garden feel like an extension of the living accommodation and giving the property year-round appeal.

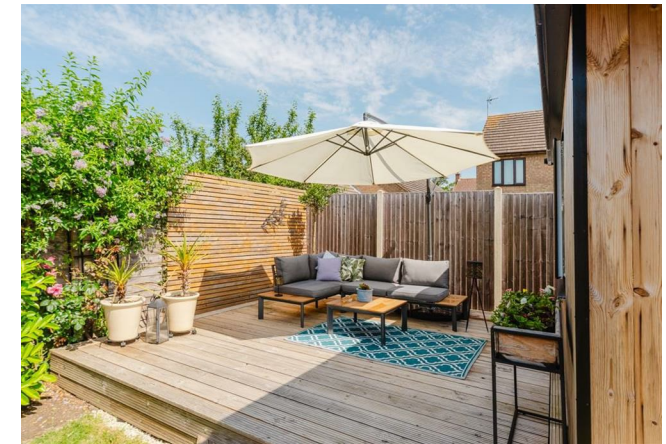
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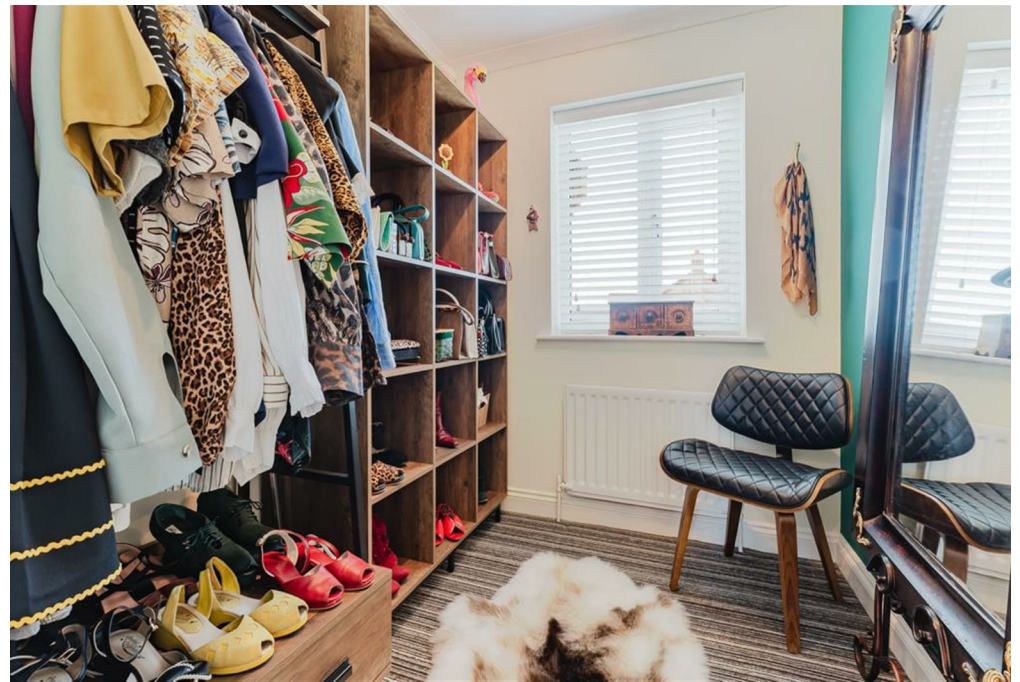


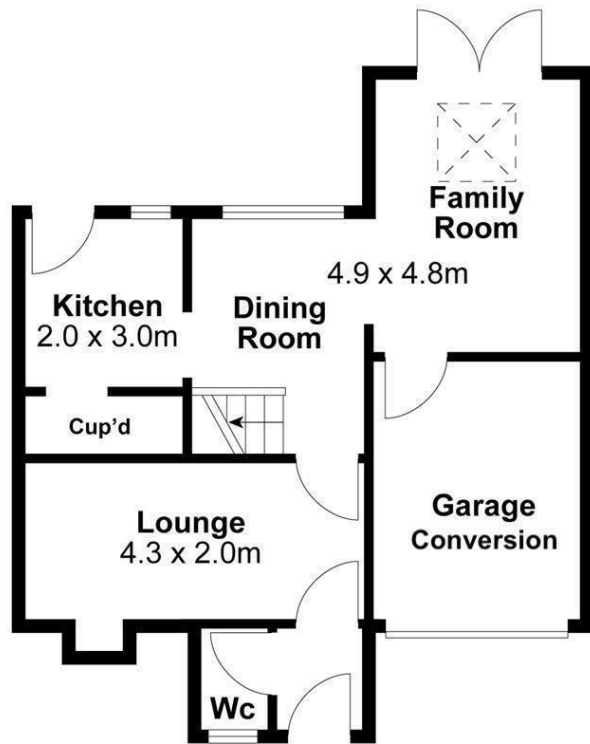
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2







**Ground Floor**



**First Floor**

For identification only not to scale

**LOCAL AUTHORITY**  
North Northamptonshire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			85
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**BRENNAN**  
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