



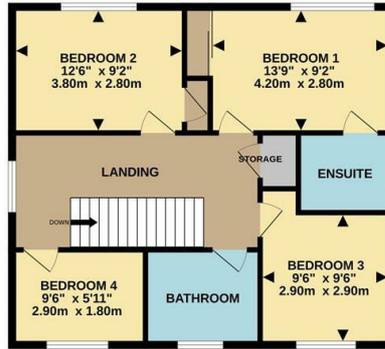
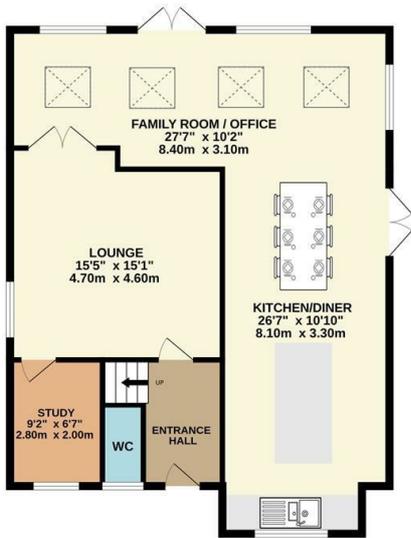
## 15 Briery Close, Great Oakley, Corby NN18 8JG

**Guide Price £470,000**

Lucas Estate Agents are pleased to be offering this deceptively large, detached property to the market with NO ONWARD CHAIN. Sitting in a very secluded and quiet position in a private close of 4 houses, this property benefits from a large plot that includes 6 parking spaces plus a double sized garage, along with a large lawned garden at the front and a well manicured rear garden perfect for entertaining guests at the rear. The garage features solar panels that give back a quarterly amount off the current vendors bills and has a loft hatch for extra storage. Walking into the front door you are welcomed into the entrance hallway with a door to the guest WC and lounge, and a seamless flow into the kitchen. The recently upgraded kitchen/diner is the hub of the home and has multiple features including granite worktops, multiple ovens, under floor heating and a double integrated wine fridge. To add to this you will also find integrated dishwasher, washing machine and separate dryer along with well designed, modern fitted units that cater for a large family. Through to the dining area there are doors onto the side passageway and space for a large table and chairs. The rear extension family room has added almost half the down stairs space on again with 300 sq ft of extra lounge space, with the current owners using some of it for a second office/study. This room is flooded with light from the wrap around windows and doors along with 4 roof light windows. Into the lounge you will find a media wall and remote controlled integrated electric fireplace which sets the scene for this very cozy room. Off the lounge is the study which has views over the front of the property.

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

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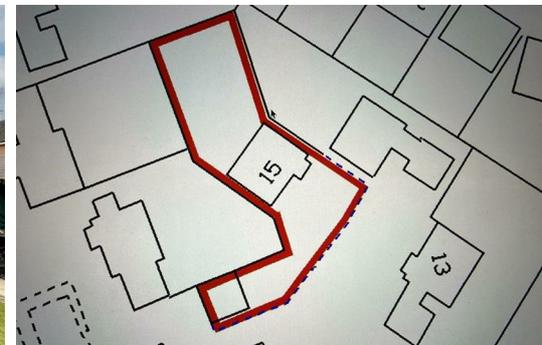


TOTAL FLOOR AREA: 1904 sq.ft. (176.9 sq.m.) approx.

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 House With Large Rear Extension
- Large Kitchen/Diner with High End Appliances
- NO ONWARD CHAIN
- Master Bedroom with Built-In Wardrobes and Ensuite
- Large Garden with Separate Entertaining Areas
- Parking for 6 Cars
- Double Garage
- Separate Study
- Lawned Front Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	74	81
<b>England &amp; Wales</b>	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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