



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

29 Bruce Drive, Corby, Northamptonshire, NN18 8TL

£475,000

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### "A Firm Family Favourite"

This generous sized detached property is well situated within Oakley Vale which offers excellent local amenities and strong schooling options. The property is positioned within a small cul-de-sac with two other properties and a natural pond. The accommodation comprises entrance hall, guest WC, study, box bay fronted living room, utility room and an open plan fitted Kitchen/dining room which leads to the rear garden. Upstairs there are four double bedrooms, the large master and bedroom two benefit from shower room en-suites. The property comes with a double garage and parking for three cars.

#### **Description:**

Offering well sized family accommodation which includes an entrance hall which features a geometric ceramic tiled floor, stairs rise to the first floor landing, there is a guest WC situated off from the hall.

The living room features a box bay window to the front elevation, there is an attractive herringbone solid oak floor.

There is a study.

The kitchen/dining room stretches across the rear of the property and features French doors which lead to the rear garden. The kitchen area is fitted with a stylish range of wall and base level units with work surfaces incorporating a sink with drainer and mixer tap. There is built in double oven, five ring gas hob and extractor hood. Integrated dish washer, fridge and freezer. Ceramic tiled floor.

The utility room is fitted with a range of wall and base level units with work surfaces. There is plumbing and space for a washing machine and tumble dryer. A doors leads to the rear garden.

From the first floor landing there is a storage cupboard.

The first floor accommodation offers four double sized bedrooms, a family bathroom and en-suite shower rooms to both the master and guest bedrooms.

Gas fired central heating system and uPVC double glazed windows.

#### **Outside:**

The frontage provides a double width driveway and a side drive which provides parking space. There is a double garage. The rear garden is enclosed, there is a paved patio area and a lawn which wraps around the side to the rear.





- Living Room 4.39m x 3.51m (14'5" x 11'6")
- Kitchen/Diner 8.38m x 3.66m (27'6" x 12'0") max
- Study 2.95m x 2.24m (9'8" x 7'4")
- Bedroom One 5.92m x 5.54m (19'5" x 18'2")
- En suite One 2.74m x 2.08m (9'0" x 6'10")
- Bedroom Two 3.99m x 3.4m (13'1" x 11'2") max
- En suite Two 2.64m x 1.22m (8'8" x 4'0")
- Bedroom Three 4.6m x 3.45m (15'1" x 11'4") max
- Bedroom Four 3.58m x 3.48m (11'9" x 11'5") max
- Bathroom 2.64m x 1.93m (8'8" x 6'4")



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	85	
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

10 Spencer Court, Corby, Northamptonshire, NN17 1NU

