



26 Lark Close

Oakley Vale, Northamptonshire NN18 8RS



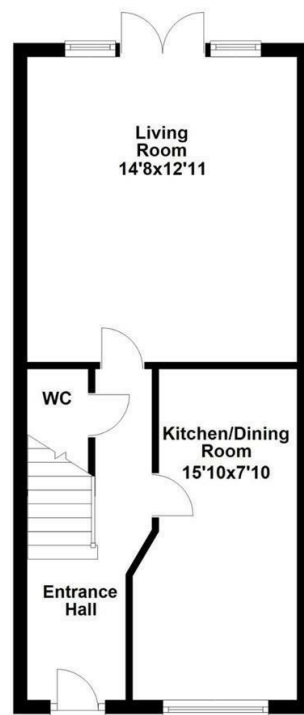
Simpson West

Simpson West are delighted to offer to the market for sale, this immaculately presented THREE bedroom family residence located within the popular Oakley Vale area. The property occupies a pleasant position and is within walking distance to the local school, shops and other amenities. Features include an entrance hall, cloakroom w/c, modern fitted kitchen and large living dining room with doors leading to the rear garden. To the first floor there are two good sized bedrooms and the main family bathroom. To the second floor there is the master bedroom with fitted wardrobes and an en-suite shower room. To the rear is a well maintained garden, mainly laid to lawn with a large patio area. To the front is a double driveway with side by side parking for vehicles. Early viewings are highly advised. Energy Rating C. Council Tax Band C.

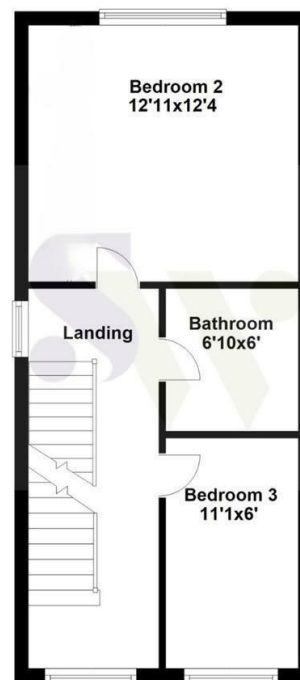
£254,750



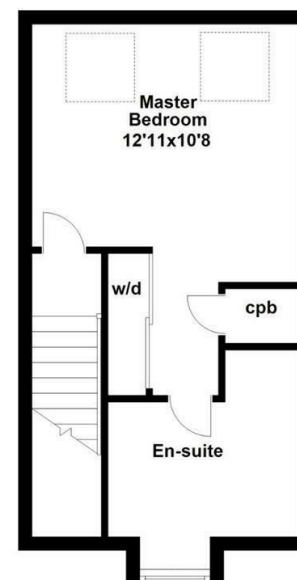
Ground Floor



First Floor



Second Floor



Floor plan not to scale - for guidance purposes only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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	EU Directive 2002/91/EC	

78 87



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