



52 Deenethorpe, Deenethorpe, NN17 3ER

£715,000

Offered FOR SALE with NO CHAIN is this EXECUTIVE FOUR DOUBLE bedroom detached home located in the popular village of Deenethorpe. Situated with enviable views and close to a range of amenities to include multiple schools and shops within a few minutes drive an early viewing is recommended to avoid missing out on this home. The accommodation comprises of an entrance hall, lounge with French doors to the garden, separate dining room, study, kitchen/breakfast room with utility room, snug and a garden room. To the first floor are four double bedrooms and a four piece family bathroom as well as the master and second bedrooms both feature en-suites. Outside to the front is a driveway which provides off road parking for multiple vehicles and this leads to a low maintenance gravel area and gated access to the rear. To the side a large L shaped patio area leads onto a low maintenance lawn with views over fields. To the rear is a low maintenance patio area with space for a timber shed and access to the side elevation. Homes in this village are very sought after and a viewing is recommended to truly appreciate the position and countryside views offered with this home. Call now to view!!

- UNDERFLOOR HEATING
- LARGE LOUNGE AND CONSERVATORY
- SEPERATE DINING ROOM AND STUDY ROOM
- OFF ROAD PARKING FOR MUTIPLE VEHICLES AND DOUBLE GARAGE
- CLOSE TO STAMFORD AND CORBY SHOPPING AREAS
- NO CHAIN
- KITCHEN/BREAKFAST ROOM WITH UTILITY ROOM AND SNUG
- FOUR DOUBLE BEDROOMS WITH TWO EN-SUITE ROOMS
- COUNTRYSIDE WALKS AND VIEWS
- CLOSE TO PRIMARY SCHOOLS, SECONDARY SCHOOLS AND CORBY TRAIN STATION

Entrance Hall

Entered via a double glazed door,

Guest W.C

Fitted to comprise a two piece suite consisting of low level pedestal, low level wash hand basin, radiator, window to garden room.

Garden Room

14'0 x 10'0 (4.27m x 3.05m)

With Stone built base, double glazed windows to sides, underfloor heating, air conditioning.

Dining Room

12'5 x 11'0 (3.78m x 3.35m)

Double glazed window to side elevation, radiator.

Lounge

17'0 x 14'5 (5.18m x 4.39m)

Double glazed French doors to side elevation, multi fuel burner, radiator, Tv point.

Kitchen/Breakfast Room

17'0 x 13'5 (5.18m x 4.09m)

Fitted to comprise a range of base and







eye level units with an inset one and a half bowl sink, electric hob with extractor, electric oven, integrated microwave and dishwasher, integrated wine cooler, space for American fridge/freezer, underfloor heating, double glazed window over looking fields, under floor heating, door to:

Snug

9'6 x 8'7 (2.90m x 2.62m)

Double glazed window to side and rear elevation, radiator, under floor heating, door to:

Utility Room

9'6 x 6'4 (2.90m x 1.93m)

With base and eye level units, space for automatic washing machine, boiler, double glazed window to rear elevation, Oak door to rear elevation.





First Floor Landing

Stairs rising from ground floor, loft access, storage cupboard, doors to:

Bedroom One

17'6 x 17'3 (5.33m x 5.26m)

Double glazed windows to front and side elevation, radiator, Tv point, air conditioning unit, door to:

En-Suite

10'6 x 6'4 (3.20m x 1.93m)

Fitted to comprise a four piece suite consisting of a separate bath and shower cubicle, low level wash hand basin, low level pedestal, radiator, double glazed window to rear elevation, underfloor heating.





Bedroom Two

17'0 x (5.18m x)

Double glazed window to front and side elevation, radiator, door to:

En-Suite

10'11 x 6'8 (3.33m x 2.03m)

Fitted to comprise a three piece suite consisting of a

Bedroom Three

14'5 x 13'6 (4.39m x 4.11m)

Two double glazed windows to front and side elevation, radiator.

Bedroom Four

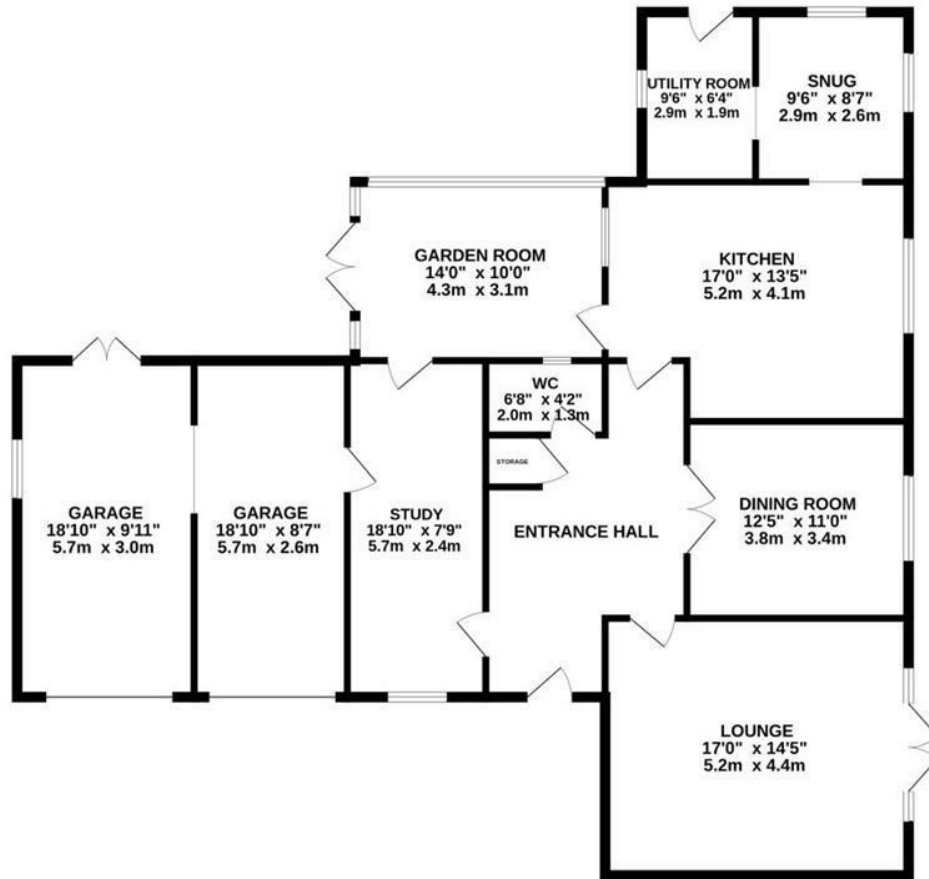
13'6 x 11'5 (4.11m x 3.48m)

Double glazed window to side elevation, radiator.

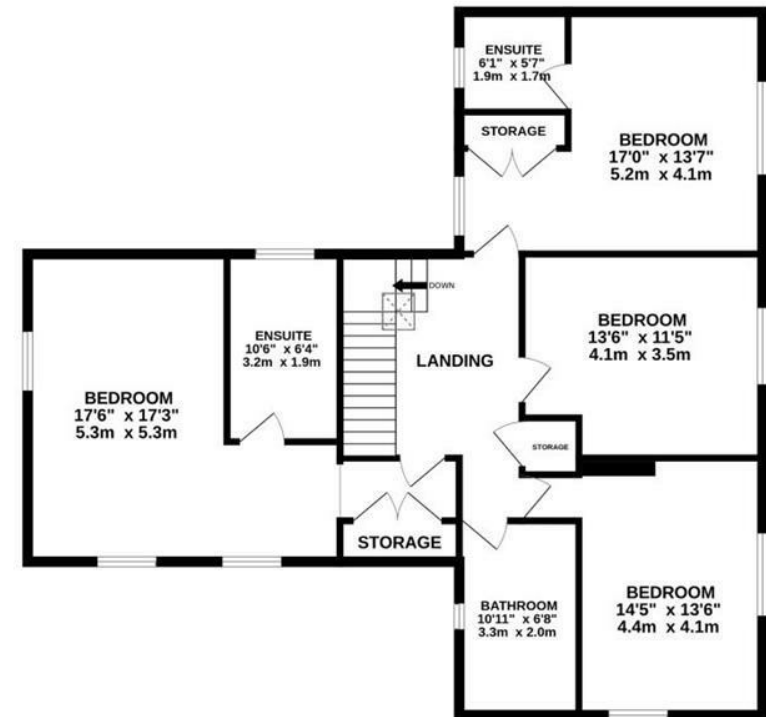




GROUND FLOOR
1562 sq.ft. (145.1 sq.m.) approx.



1ST FLOOR
1082 sq.ft. (100.5 sq.m.) approx.



TOTAL FLOOR AREA : 2644 sq.ft. (245.7 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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Bathroom

10'11 x 6'8 (3.33m x 2.03m)

Fitted to comprise a four piece suite consisting of a panel bath, separate shower cubicle, low level wash hand basin, low level pedestal, radiator, double glazed window to front elevation.

Outside

Front: A driveway provides off road parking for multiple vehicles and access to the garages as well as gated access to the side.

Side: A large L shaped patio area leads onto a low maintenance laid lawn and offers views over the countryside.

Rear: A low maintenance patio area features a timber fence to one side and access to the side garden.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-40) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		