



97 Conyger Close, Great Oakley, Corby, NN18 8FW



**STUART
CHARLES**
ESTATE AGENTS

£240,000

Stuart Charles are delighted to offer for sale this FOUR bedroom THREE storey family home located in the quiet Great Oakley area of Corby. Situated a short distance from several shopping areas and schools an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, kitchen/breakfast room, guest W.C, and a lounge to the rear. To the first floor are two bedrooms and a three piece family bathroom. To the second floor are two further bedrooms and a three piece en-suite to master bedroom. Outside to the front is a low maintenance laid lawn enclosed by privet hedge. To the rear a patio area leads onto a laid lawn and to gated access to the off road parking and garage which is located via a private driveway. Call now to view!!.

- NO CHAIN
- GOOD SIZED LOUNGE
- FOUR BEDROOMS
- EN-SUITE TO MASTER AND THREE PIECE FAMILY BATHROOM
- WALKING DISTANCE TO RESTAURANTS
- KITCHEN/BREAKFAST ROOM
- GUEST W.C
- OFF ROAD PARKING AND GARAGE
- WALKING DISTANCE TO SHOP
- CLOSE TO PRIMARY AND SECONDARY SCHOOLS

Entrance Hall

Entered via a double glazed door, radiator, stairs rising to first floor landing, doors to:

Guest W.C

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

Kitchen/breakfast Room

15'11 x 7'10 (4.85m x 2.39m)

Fitted to comprise a range of base and eye level units with a single steel sink and drainer, gas hob with extractor, electric oven, space for free standing fridge/freezer, space for automatic washing machine, space for free standing fridge/freezer, space for condensing dryer, wall mounted boiler, double glazed window to front elevation.







Lounge

14'8 x 12'11 (4.47m x 3.94m)

Tv point, Telephone point, double glazed window to rear elevation, double glazed French doors to rear elevation, two radiators.

First Floor Landing

Stairs rising from ground floor, double glazed window to front elevation, stairs rising to second floor landing, doors to:

Bedroom Two

12'4 x 12'11 (3.76m x 3.94m)

Double glazed window to rear elevation, radiator.





Bedroom Four

11'2 x 6'1 (3.40m x 1.85m)

Double glazed window to front elevation, radiator.

Bathroom

Fitted to comprise a three piece suite consisting of a panel bath, low level wash hand basin, low level pedestal, radiator, extractor fan.

Second Floor Landing

Loft access, doors to:

Bedroom One

15'11 x 12'11 (4.85m x 3.94m)

Double glazed window to rear elevation, radiator, Tv point.





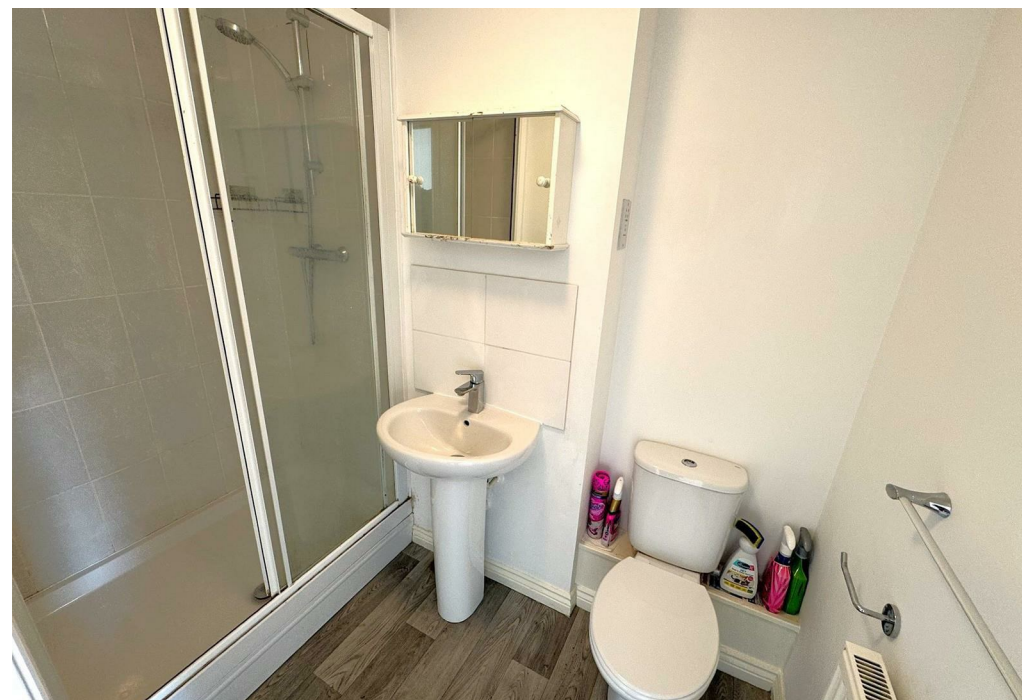
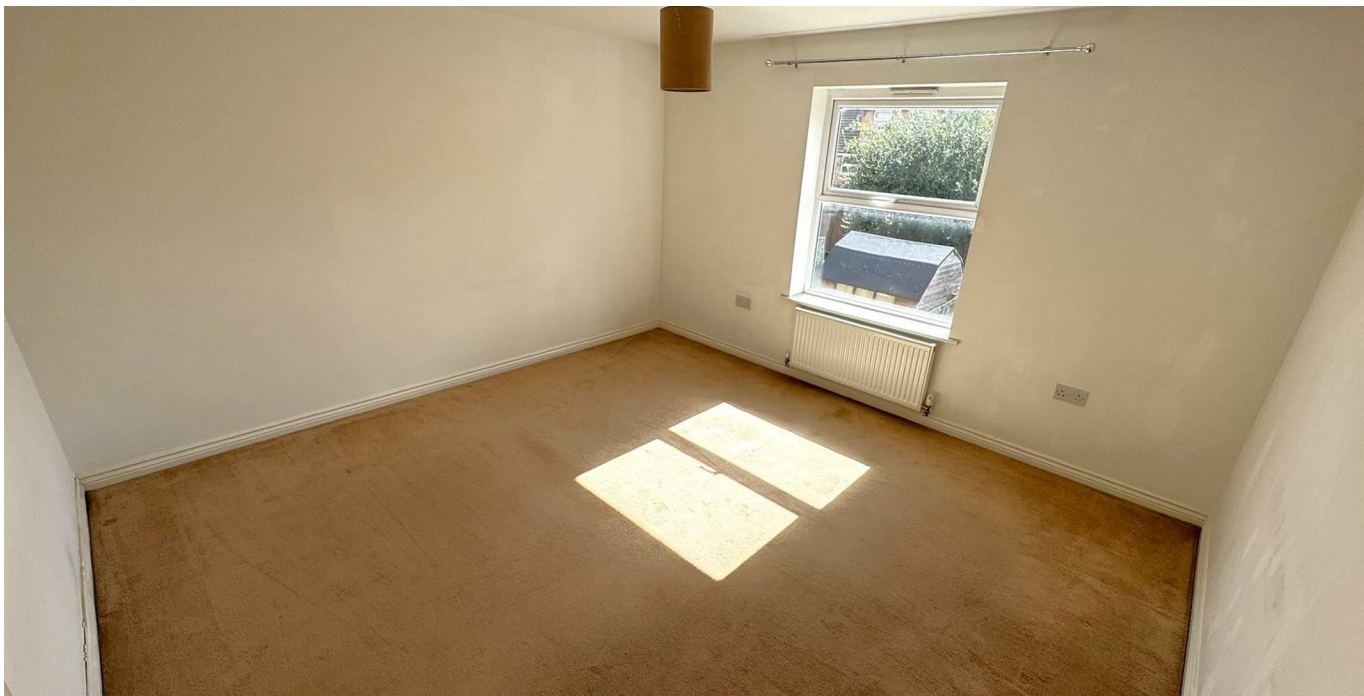
En-Suite

Fitted to comprise a three piece suite comprising a mains feed shower, low level pedestal, low level wash hand basin, radiator, extractor fan.

Bedroom Three

11'8 x 9'7 (3.56m x 2.92m)

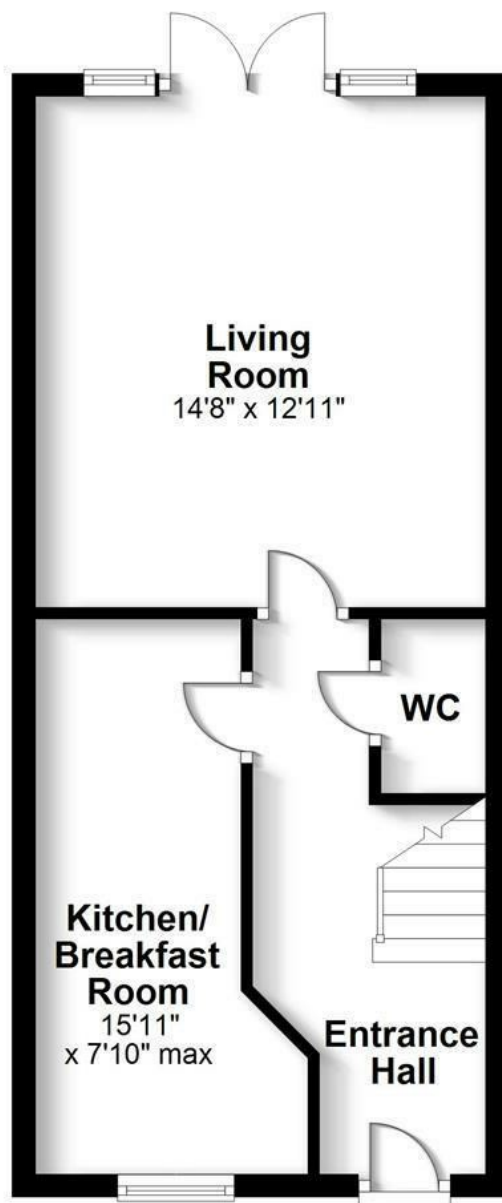
Double glazed window to front elevation, elevation.





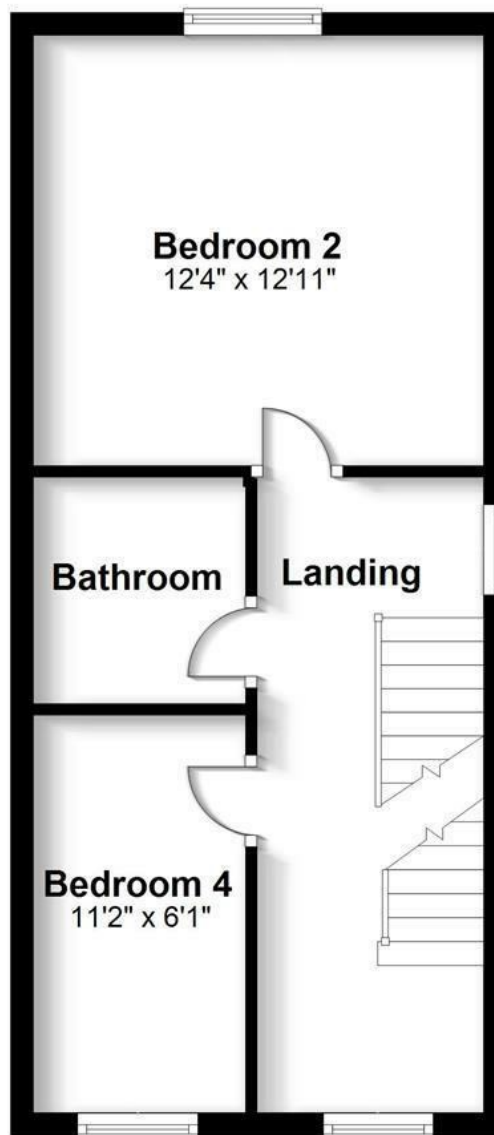
Ground Floor

Approx. 399.2 sq. feet



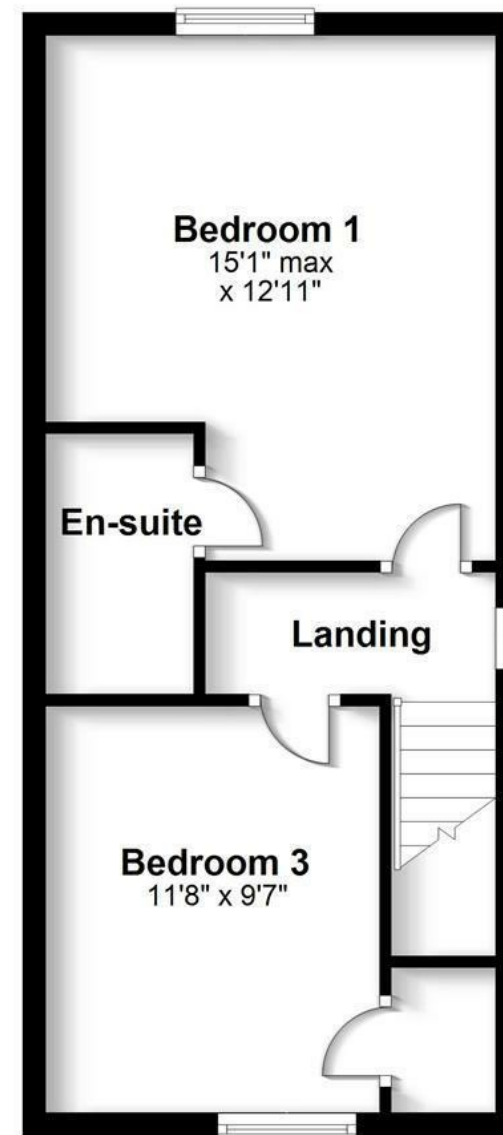
First Floor

Approx. 399.2 sq. feet



Second Floor

Approx. 401.9 sq. feet



Total area: approx. 1200.2 sq. feet



Outside

Front: A low maintenance laid lawn is enclosed by privet hedge.

Rear: A patio area leads onto a laid lawn and is enclosed by timber fencing to all sides with gated rear access.

Garage: With an off road parking space located to the front and an up and over door.

There is a communal green space charge which is approximately £200 per annum(details can be found within the legal pack).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-40) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC