



86a Conyger Close, Great Oakley, Corby, NN18 8FS

# £127,500

\*\*\* 50% SHARED OWNERSHIP HOME\*\*\* Stuart Charles are delighted to offer for sale this FOUR bedroom three storey family home located in the desirable Great Oakley area. Rarely available and subject to acceptance by the shared ownership scheme and 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, dining room and guest W.C. To the first floor is a large lounge to the front and the master bedroom with three piece en-suite. To the second floor are three bedrooms and a three piece family bathroom. Outside to the front is a low maintenance garden while to the rear a patio area leads onto an artificial lawn and a raised decking area. Off road parking is located to the rear of the garden for one vehicle. Call now to view!!

- 50% SHARED OWNERSHIP HOME SCHEME
- SEPERATE DINING ROOM
- FOUR GOOD SIZED BEDROOMS
- OFF ROAD PARKING TO THE REAR
- CLOSE TO SHOPS
- OPEN PLAN KITCHEN/BREAKFAST ROOM
- LARGE LOUNGE
- THREE PIECE FAMILY BATHROOM SUITE AND EN-SUITE TO MASTER BEDROOM
- WALKING DISTANCE TO BUS LINKS
- POTENTIAL TO PURCHASE THE REMAINING 50% IN THE FUTURE

## Entrance Hall

Entered via a double glazed door, telephone point, radiator, under stairs storage, doors to:

## Dining Room

13'2 x 7'3 (4.01m x 2.21m)

Double glazed window to front elevation, radiator.

## Guest WC

Fitted to comprise a two piece suite

consisting of a low level pedestal, low level wash hand basin, radiator, extractor fan.

## Kitchen/Breakfast Room

14'37 x 10'77 (4.27m x 3.05m)

Fitted to comprise a range of base and eye level units with a one a half composite sink and drainer, gas hob with extractor, electric oven, breakfast bar, space for freestanding, fridge/freezer, space for automatic







washing machine, space for dishwasher, space for low level fridge, radiator, double glazed French doors and windows to rear elevation.

### First Floor Landing

Radiator, double glazed window to side elevations, door to

### Living Room

13'32 x 11'55 (3.96m x 3.35m)

Two double glazed windows to front elevation, radiator, telephone point, tv point.





### Bedroom One

10'0" x 10'0" (3.05m x 3.05m)

Two double glazed windows to rear elevation, radiator, tv point, built in wardrobes, door to:

### En-Suite

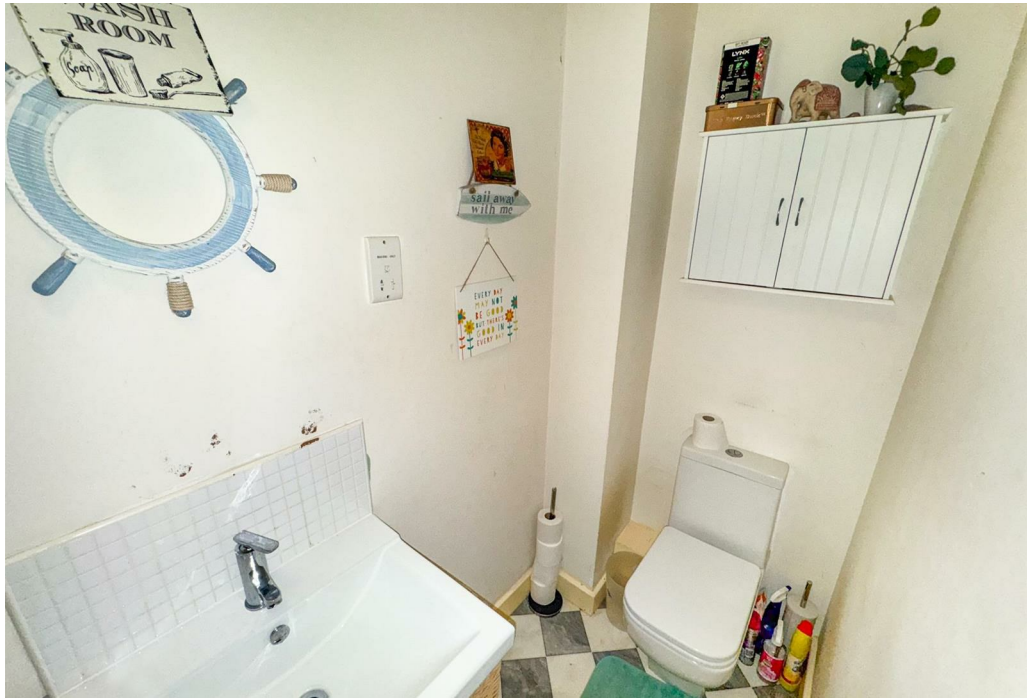
10'0" x 2'0" (3.05m x 0.61m)

Fitted to comprise a three piece suite consisting of a mains feed shower cubicle, low level wash hand basin, low level pedestal, shaver point, extractor.

### Second Floor Landing

Loft access, airing cupboard with boiler and megaflow, doors to:





### Bedroom Two

14'0" x 8'11" (4.27m x 2.74m )

Double glazed windows to side and rear elevations, radiator.

### Bedroom Three

11'2 x 7'45 (3.40m x 2.13m)

Double glazed window to front elevation, radiator.

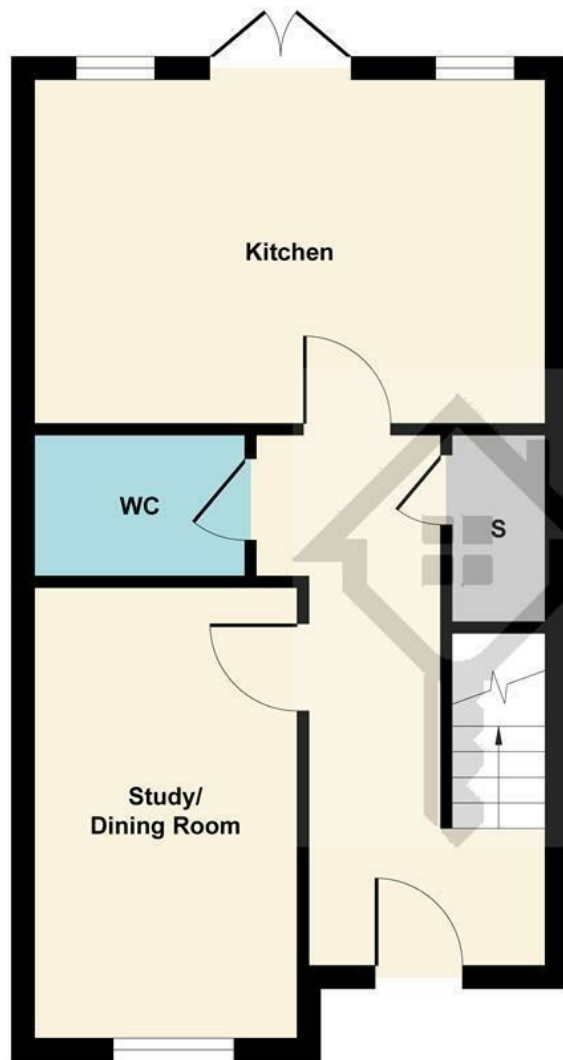
### Bedroom Four

11'2 x 7'45 (3.40m x 2.13m)

Double glazed window to front elevation, radiator.



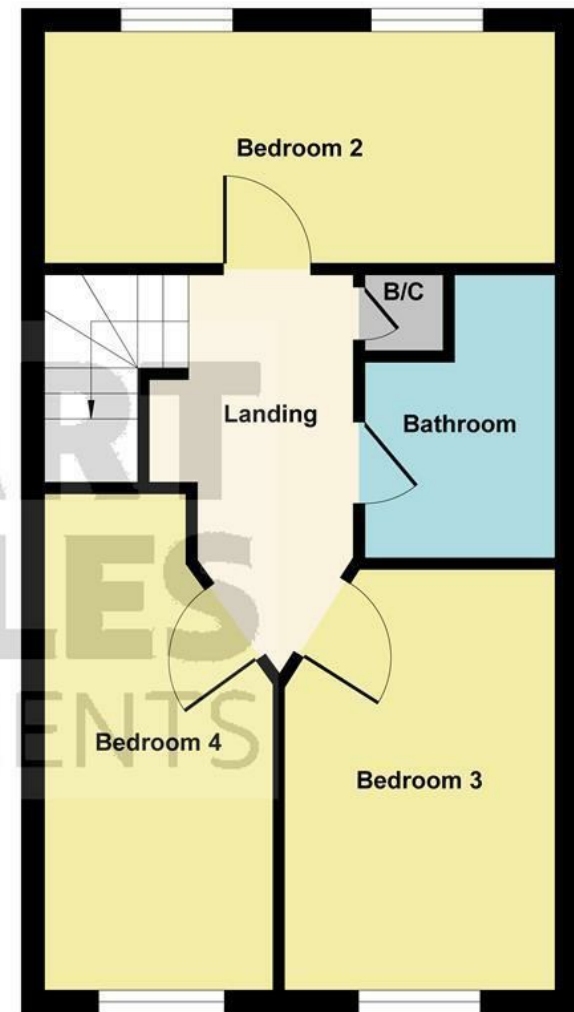




Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



## Bathroom

5'61 x 5'05 (1.52m x 1.65m)

Fitted to comprise a three piece suite consisting of a panel bath with mixer shower tap, low level wash hand basin, low level pedestal, radiator, electric shaver point

## Outside

Front: A low maintenance paved and shrub area leads from the front around the side of the home.

Rear: A patio areas leads onto a low maintenance artificial grass lawn and to a raised decking area located to the rear of the home, gated access is provided to the rear off road parking space.

| 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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |