

45 Hooke Close  
Corby  
Northamptonshire  
NN17 2AP

£225,000



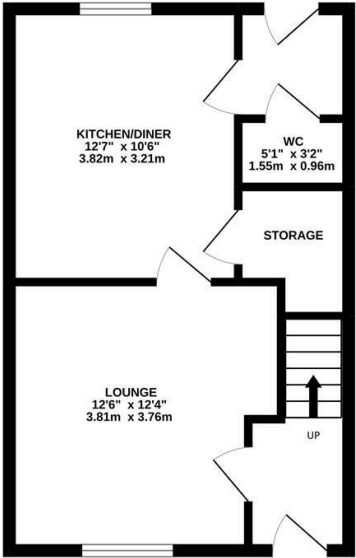
OSCAR JAMES

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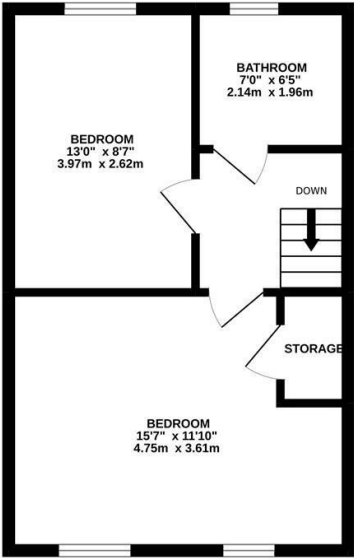


# FLOOR PLANS

GROUND FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 776 sq.ft. (72.1 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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## AT A GLANCE...



Tastefully Decorated Lounge  
Flooded with Natural Light



Recently Refitted Kitchen with  
Ample Dining Space



Two Generously Sized Double  
Bedrooms



Modern Three Piece Family  
Bathroom & Downstairs W/C



Beautifully Landscaped Low  
Maintenance Rear Garden



Off Road Parking to the Front  
Aspect for Two Vehicles



## WHAT'S GREAT?

Step onto the ladder with this immaculately presented two bedroom semi-detached family home that is nestled away at the end of the close. Ideally situated within close proximity to an array of amenities including local schools, shops and Corby old village; this fantastic home would be perfect for anybody looking to take their first steps onto the property ladder.

Upon entry you are greeted by a warm and inviting entrance hall that leads through into the lounge. The lounge itself has been tastefully decorated and is flooded with natural light which fills the room. Following from the lounge is the recently refitted kitchen/diner that boasts an excellent amount of storage due to a mixture of eye level & base units, space for appliances and also plenty of room to spare for a substantial dining table. Completing the ground floor is a downstairs W/C, rear access to the garden and a large understairs storage cupboard/pantry in the kitchen.

To the first floor are two generously sized double bedrooms with the master benefitting from a built in storage cupboard and also space for fitted wardrobes. Furthermore is a modern

family bathroom comprising a three piece white suite with shower over the bath.

The rear of the property provides the perfect area to relax and unwind with low maintenance being key. A large patio area provides endless entertainment opportunities for friends and family alike and is complimented by a decorative stone centre piece. Completing this beautiful garden is a garden shed and side gated access leading to the front.

Further benefits include off road parking for two vehicles and the added bonus of Solar Panels included with the sale of the property.

Call Oscar James now to book a viewing on this fantastic home and to avoid disappointment.

...expect excellence





# SELLER'S SECRET

I've loved living in this house. It's been a great place to entertain friends and family, we've had some brilliant summer evenings in the garden with the fire pit and hosted some lovely dinner parties here.

I know I've been spoilt with such a lovely sized bedroom, It will take a while to get over leaving that behind! The large spare room has been great too, doubling up as an office during the day so I can leave work up there and come and relax downstairs.

I'll be sad to say bye to Hooke Close, but excited for the next set of memories that will be made here by the new owners.



## Why we like it....

This wonderful home makes the perfect starter home and is located in a fantastic area that is perfect for Schools & Shops.

We love the space on offer and how bright & airy this property is which really adds to the space on offer.

# OSCAR JAMES

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To buy or not to buy....

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