

Whilst every attempt has been made to ensure the accuracy of the floor plan and details 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 can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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Corby  
1A SPENCER COURT  
CORBY  
NORTHAMPTONSHIRE  
NN17 1BH

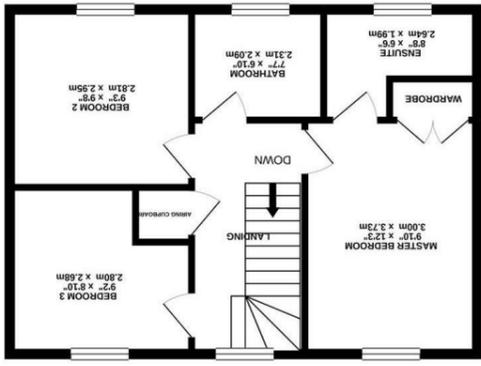
Thrapston  
22 HIGH STREET  
THRAPSTON  
NORTHAMPTONSHIRE  
NN14 4JH

Rothwell  
30 HIGH STREET  
ROTHWELL  
NORTHAMPTONSHIRE  
NN14 6BQ

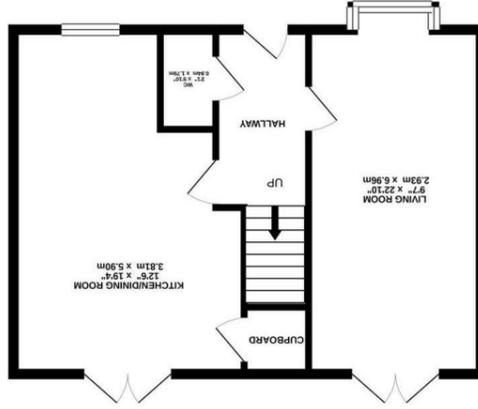
Kettering  
12B HORSEMARKET  
KETTERING  
NORTHAMPTONSHIRE  
NN16 0DQ

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TOTAL FLOOR AREA: 1044 sq.ft. (97.0 sq.m.) approx.



1ST FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



GROUND FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



22 Little Colliers Field, Corby, NN18 8TJ  
£260,000

3 2 1 B

Style- Detached

Location- Great Oakley

Parking- Off Road Parking

Ideally positioned within the new Little Collier estate on the edge of Great Oakley, is this immaculately presented family home offering a range of local amenities and good road links close by that is offered to the market with no onward chain. The accommodation comprises a living room, kitchen/ dining room, guest w/c, three good sized bedrooms, en-suite shower room and a family bathroom. Externally, the property enjoys a fully enclosed garden that is mostly laid to a lawn with a paved patio area and off road parking to the side for up to two vehicles.

Entry to the property is gained via the entrance hall with doors to access all accommodation and a staircase rising to the first floor landing. The bright and airy, bay fronted living room is generous in size and extends the full depth of the property boasting dual aspect views with French doors opening out to the rear garden. Also boasting dual aspect views, the kitchen is complete with a modern suite offering a range of eye and base level units, integral oven, hob, dishwasher, fridge/ freezer and washing machine with space for a tumble dryer and a family sized dining table. To conclude the ground floor accommodation, you will find a guest w/c and access to an under-stair storage cupboard for coats, shoes and domestic storage. The first floor landing leads to all three bedrooms, the master bedroom of which benefits from built-in wardrobes, en-suite shower room and a dual thermostat which enables to control the heating separately on the first floor. Complete with a three-piece suite, the family bathroom comprises a bath with a shower over, low level w/c and a pedestal wash hand basin.



**Living Room**  
22'10" x 9'7" (6.96 x 2.93)

**Kitchen/ Dining Room**  
12'5" x 19'4" (3.81 x 5.90)

**Guest WC**  
5'10" x 3'1" (1.79 x 0.94)

**Master Bedroom**  
12'2" x 9'10" (3.73 x 3.00)

**Ensuite**  
8'7" x 6'6" (2.64 x 1.99)

**Second Bedroom**  
9'8" x 9'2" (2.95 x 2.81)

**Third Bedroom**  
9'2" x 8'9" (2.80 x 2.68)

**Family Bathroom**  
7'6" x 6'8" (2.31 x 2.04)

