



Connells

Fieldfare Close  
Corby

# Fieldfare Close Corby NN18 8FF

for sale guide price  
**£198,000**



## Property Description

Situated in the highly popular Oakley Vale area of Corby is this three bedroom semi-detached property. The property comprises of generous living space, kitchen/diner, convenient downstairs WC, two double bedrooms, a single bedroom, master ensuite and family bathroom, enclosed rear garden, single garage and driveway. Surrounding this property are many local amenities including well regarded schools, play parks and local shops along with easy access to Corby Town Centre.

On entering the property you are greeted by an entrance porch which houses the convenient downstairs WC and access to the lounge. The lounge is of generous size and is flooded with natural light due to the two windows to the front of the property, a great place to relax. Leading from the lounge is the hallway which houses the stairs to the first floor. The kitchen is to the rear of the property and has been fully fitted with a sleek modern feel and includes integrated appliances along with space for a dining area to enjoy those family meals overlooking the rear garden.

To the first floor are the three bedrooms. The master bedroom is situated to the rear of the property and benefits from built in wardrobes and ensuite. Bedroom two is a good size double bedroom with bedroom three being a good size single bedroom. The family bathroom completes this floor.

Externally of the property is a lawned area to the front with driveway leading to the garage

and enclosed rear garden.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to

you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Ground Floor

Entrance Porch

Cloakroom

Wash hand basin, WC.

Lounge

13' 9" x 11' 10" ( 4.19m x 3.61m )  
Two double glazed windows to the front.

Hallway

Kitchen

15' 5" x 9' 4" max ( 4.70m x 2.84m max )  
Double glazed French patio doors to the rear, a range of wall and bas units with rolled edge work surfaces, stainless steel sink with mixer tap, integrated appliances including fridge/freezer, dishwasher and washing machine, integrated oven and hob.

First Floor

Landing

Boiler cupboard

Bedroom One

11' 5" max x 10' 3" max ( 3.48m max x 3.12m max )

Double glazed windows to the rear, built in wardrobe.

Ensuite

Double glazed window to the rear, walk in shower cubicle, wash hand basin, WC

Bedroom Two

16' 6" x 8' 2" ( 5.03m x 2.49m )  
Double glazed window to the front.

Bedroom Three

7' 2" x 9' 10" ( 2.18m x 3.00m )  
Double glazed window to the front.

Family Bathroom

Double glazed window to the side, side paneled bath with mixer tap and shower attachment, wash hand basin, WC.

Externally

Front Garden

Lawn area, shrubs.

Single Garage With Driveway

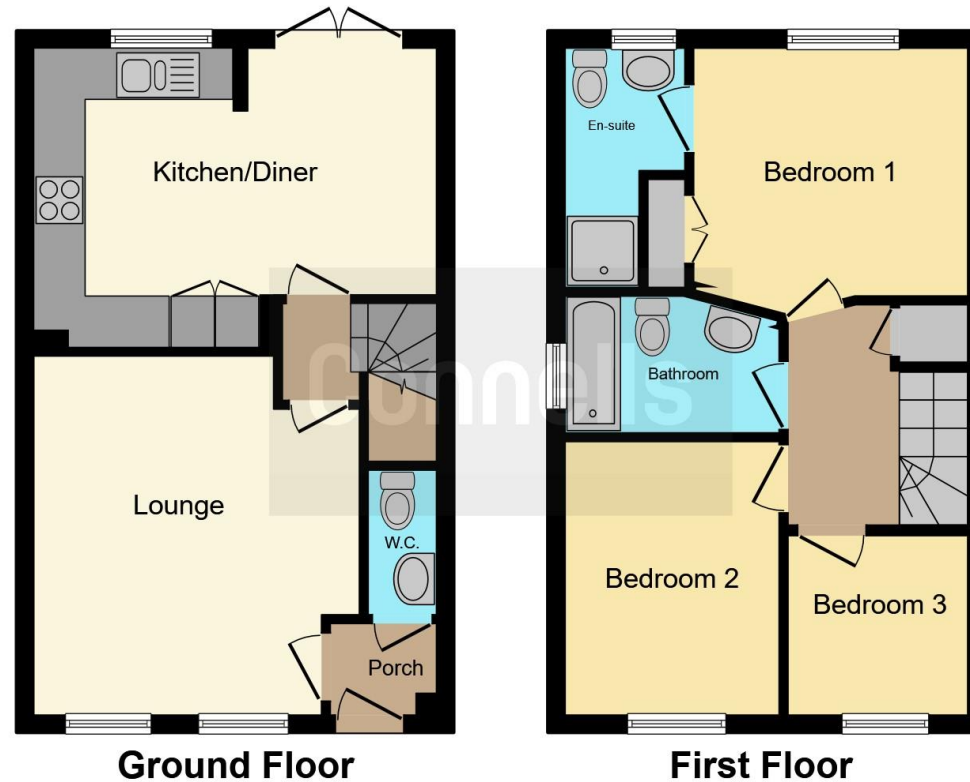
Rear Garden

Fully enclosed by timber fencing, gated side access, laid to lawn.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/OKV307355](http://connells.co.uk/Property/OKV307355)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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