







## Property Description

This delightful three-bedroom semi-detached property offers a perfect blend of comfort and practicality, ideal for families or first-time buyers. On the ground floor, the home features a welcoming lounge, perfect for relaxing or entertaining guests. The open-plan kitchen and dining area create a sociable space for family meals and gatherings, leading into a bright conservatory that overlooks the rear garden and brings in natural light throughout the year.

Upstairs, there are three well-proportioned bedrooms. Bedroom 1 is located at the rear of the house, offering a peaceful retreat with views over the garden. Bedrooms 2 and 3 provide flexible space suitable for children, guests, or a home office. A modern family bathroom completes the first floor.

The property benefits from off-street parking, providing convenient and secure space for vehicles. Local amenities include nearby play parks ideal for outdoor activities and local shops for everyday essentials. Families will appreciate the convenience of having Studfall Infant and Junior Schools and Lodge Park Academy all within walking distance, making school runs simple and stress-free. Transport links to the town centre are excellent, with a convenient bus route ensuring easy access for commuters and families alike.

## Ground Floor

### Entrance Hall

External door, under stair storage cupboard.

### Lounge

14' 8" x 12' ( 4.47m x 3.66m )  
Window to the front, laminate flooring, door to stairs.

### Kitchen / Diner

14' 8" x 9' 8" ( 4.47m x 2.95m )  
Window to the rear, French doors leading to the conservatory, a range of wall and base units with rolled edge work surfaces, double sink with mixer tap, space for a range cooker, cooker hood, space for washing machine, tiled splash back and flooring, spotlights.

### Conservatory

French patio doors to the garden, tiled flooring.

## First Floor

### Landing

Window to the side.

### Bedroom One

11' 5" x 8' ( 3.48m x 2.44m )

Window to the rear, radiator, carpet flooring.

### Bedroom Two

11' 8" x 8' ( 3.56m x 2.44m )

Window to the front, built in wardrobe, radiator.

### Bedroom Three

6' 11" x 6' 3" ( 2.11m x 1.91m )

Window to the front, radiator, carpet flooring.

### Bathroom

Window to the rear, bath with shower over, wash hand basin, low level WC.

## Externally

### Driveway To The Side

### Rear Garden

Fully enclosed, gated access, patio area, laid to lawn.



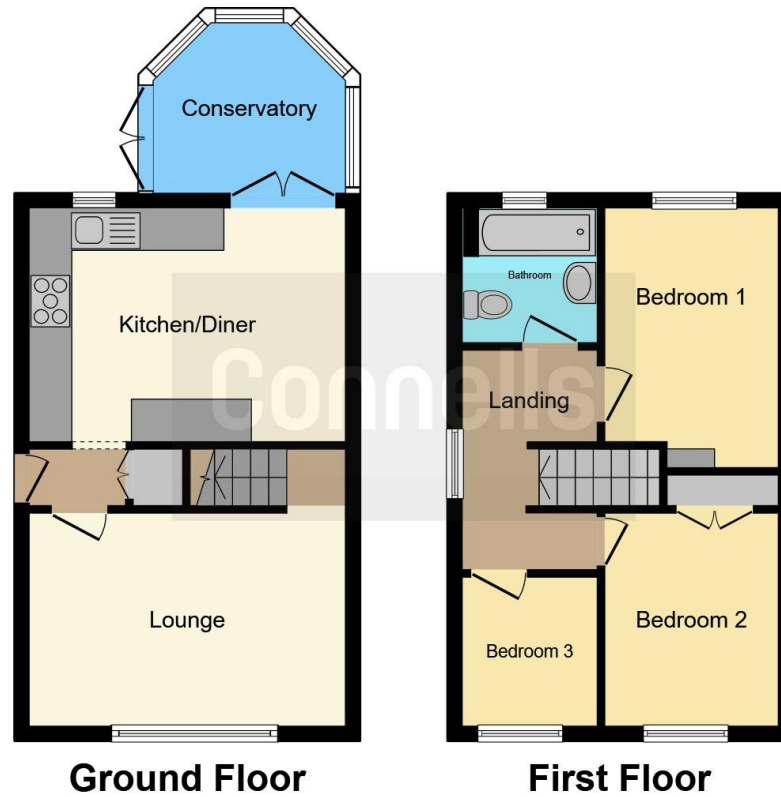












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

To view this property please contact Connells on

**T 01536 747320**  
**E [oakleyvale@connells.co.uk](mailto:oakleyvale@connells.co.uk)**

10 Charter Court Butland Road Oakley Vale  
 CORBY NN18 8QT

EPC Rating: C Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/OKV307539](http://connells.co.uk/Property/OKV307539)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: OKV307539 - 0007