





Property Description

Nestled in the highly sought-after residential area of Oakley Vale, Corby, this beautifully presented three-bedroom detached home offers a perfect blend of comfort, practicality, and location. With excellent access to local amenities including well regarded schools, and transport links, it's an ideal choice for families and professionals alike.

The ground floor welcomes you with a spacious lounge, a separate dining room, and a well-equipped kitchen—perfect for both everyday living and entertaining. A bright conservatory extends the living space and opens onto a low-maintenance rear garden, ideal for relaxing or hosting guests. A convenient W.C. is also located on this level.

Upstairs, the first floor comprises three generously sized bedrooms, including a master bedroom with en-suite, and a family bathroom accessible from the landing.

Additional features include a garage with an adjoining driveway, providing ample off-road parking.

This property offers a fantastic opportunity to live in a desirable location with everything you need close by. Early viewing is highly recommended.

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

Entrance door to the front, windows to the front and side.

Hallway

Stairs to the first floor, under stairs storage cupboard, laminate flooring, dado rail, coving.

Lounge

17' 9" x 10' 10" (5.41m x 3.30m)

Window to the front, laminate flooring, wall lights, coving, radiator.

Kitchen

15' 3" x 9' 5" (4.65m x 2.87m)

Window to the rear, a range of wall and base units with rolled edge work surfaces, sink with mixer tap, integrated oven and induction hob with extractor fan, integrated microwave, fridges and freezer, breakfast bar, laminate flooring, radiator.

Dining Room

12' 4" x 7' 8" (3.76m x 2.34m)

Window to the front, laminate flooring, radiator, coving.

Conservatory

16' 7" max x 9' 6" (5.05m max x 2.90m)

French patio doors to the rear, windows to the rear, energy efficient glass with ambi-ultra tint roof, laminate flooring, wall lights, radiator.

Cloakroom

Window to the front, wash hand basin, low level WC, space for washing machine and tumble dryer.

First Floor

Landing

Window to the rear.

Bedroom One

15' 4" x 10' 11" (4.67m x 3.33m)

Window to the front, built in wardrobes, radiator, carpet flooring.

Ensuite

Window to the front, walk in shower cubicle, wash hand basin set in vanity unit, low level WC, radiator, tiled flooring.

Bedroom Two

18' 10" max x 13' 6" (5.74m max x 4.11m)

Window to the front, airing cupboard, carpet flooring, radiator.

Bedroom Three

8' 1" x 8' 1" (2.46m x 2.46m)

Window to the rear, built in shelving, radiator, carpet flooring.

Bathroom

Window to the rear, bath with mixer tap and duel shower over, wash hand basin set in vanity unit, low level WC, tiled flooring, radiator.

Loft Space

Fully boarded.

Externally

To The Front

Brick wall surrounding, pedestrian pathway to entrance, gravel, established shrubbery.

Garage

17' 6" x 8' 10" (5.33m x 2.69m)

Sliding door to the front, door to the rear garden, light and power, loft space.

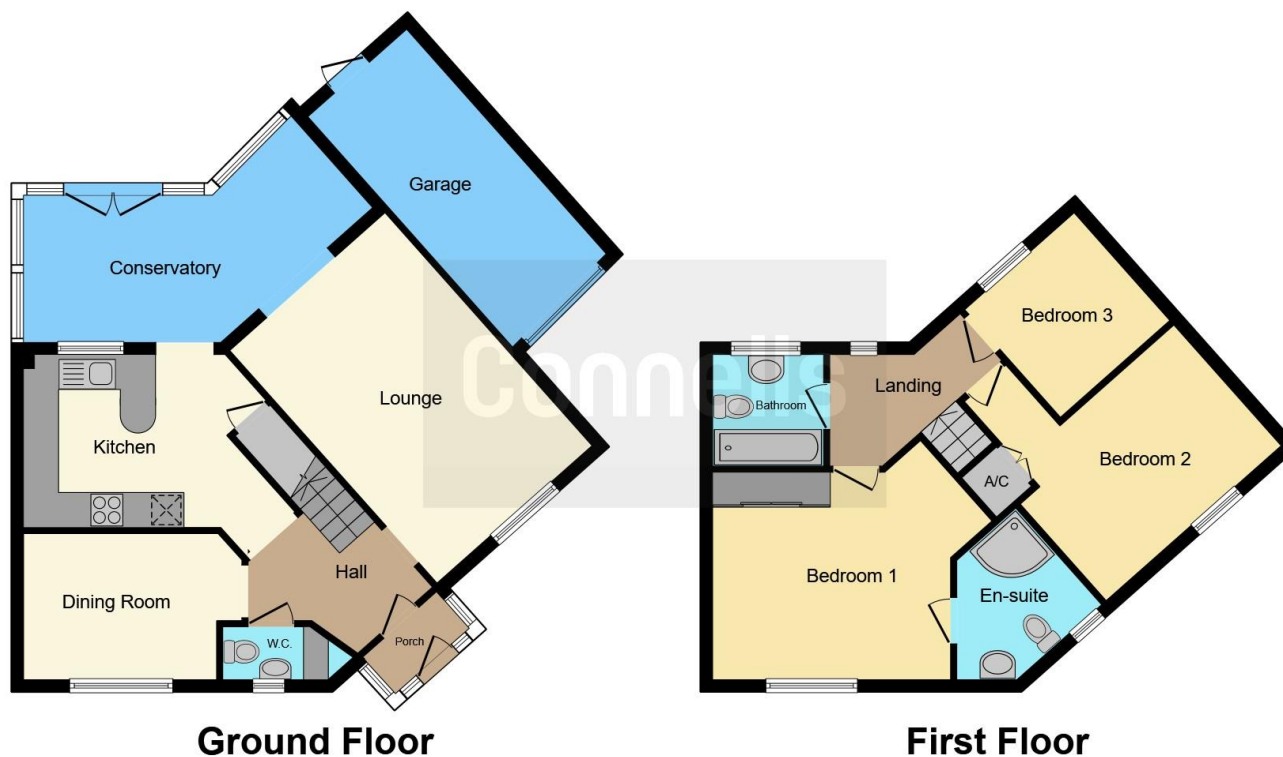
Rear Garden

Fully enclosed, composite decking with pergola, lights.









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

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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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