



74 Dunnock Road, Corby, NN18 8FP





**£440,000**

Stuart Charles are delighted to offer for sale this four bedroom detached family home located on the in demand Oakley Vale area of Corby. Situated close to local amenities and a short walk from local schools make this an ideal family home. The accommodation comprises a reception hall, guest WC, box bay-fronted living room, dining room, and a study, an amazing extended open plan kitchen dining area with lantern, features bi-fold doors opening to the rear garden and provides access to the utility room. Upstairs, there is a family bathroom and four double bedrooms, with the master benefiting from an en-suite shower room. The rear garden includes a decking area leading to a laid lawn, a summer house, and a pergola seating area, all enclosed by timber fence surround. To the front, there is a laid lawn with a small fence surround. The driveway provides parking for multiple cars and access to the double garage. Call now to book a viewing!!

- STUNNING OPEN PLAN HIGH SPEC KITCHEN
- DOUBLE GARAGE AND LARGE DRIVEWAY
- WELL PRESENTED THROUGHOUT
- EN-SUITE TO THE MASTER
- LOCATED OPPOSITE LARGE GREEN SPACE
- FOUR DOUBLE ROOMS
- CUL-DE-SAC LOCATION
- SUMMER HOUSE AND PAGOLA SEATING AREA
- AIR CONDITIONER UNIT

### Entrance Hall

Entered via a double glazed door, radiator, storage cupboard, stairs rising to first floor landing.

### Study

7'8" x 6'10 (2.34m x 2.08m)

Double glazed window to front elevation, radiator.

### Lounge

16'6" x 12'3 (5.03m x 3.73m)

Double glazed bay to front elevation,

two radiators , Tv point, telephone point, door to dining room.

### Guest WC

Fitted to comprise a two piece white suite with a low level pedestal and wash hand basin, radiator.

### Dining Room

10'7" x 8'9 (3.23m x 2.67m)

Double glazed window to rear elevation, radiator, door to:











CHAMPAGNE BAR

BAR

La Cuvée  
CHAMPAGNE  
Louis Roederer  
BOLLINGER  
REMY  
SPECIAL CUVEE

FUNKIN'  
LOCK

FUNKIN'  
FUNKIN'  
FUNKIN'  
FUNKIN'

SAIRBI



## Utility Room

5'5" x 5'4 (1.65m x 1.63m)

Wall mounted boiler, space for washing machine, space for tumble dryer, double glazed door to side elevation, radiator.

## Kitchen

22'2" x 11'10 (6.76m x 3.61m)

Fitted to comprise a range of base and eye level units with a sink waste disposer unit, boiling water tap with additional sink, induction hob with down drafter, two separate ovens with the top one being a multi use oven that is also a microwave, integrated double fridge and freezer, integrated dishwasher, double glazed bi-fold doors to the rear elevation, air conditioner unit, understairs storage.









## Landing

Loft access. airing cupboard.

## Bedroom One

11'8" x 12'7 (3.56m x 3.84m)

Two double glazed windows to front elevation, fitted double wardrobes, tv point, radiator, door to:

## En-Suite

7'5" x 4'11 (2.26m x 1.50m)

Featuring a three piece suite with walk in double cubicle with mains feed shower over, low level wash hand basin, low level pedestal, radiator, extractor fan, electric shaver point.

## Bedroom Two

14'0" x 10'7 (4.27m x 3.23m)

Double glazed window to front, radiator.









### Bedroom Three

11'1" x 10'4 (3.38m x 3.15m)

Double glazed window to rear, radiator.

### Bedroom Four

10'2" x 9'9 (3.10m x 2.97m)

Double glazed window to rear, radiator.

### Bathroom

7'0" x 5'6" (2.13m x 1.68m)

Fitted to comprise a three piece suite with a panel bath and mixer tap, low level wash hand basin, low level pedestal, towel radiator, extractor fan, double glazed window to rear.

### Outside

The rear garden includes a decking area leading to a laid lawn, a summer house, and a pergola seating









Ground Floor



First Floor







area.

To the front, there is a laid lawn with a small fence surround. The driveway provides parking for multiple cars and access to the double garage.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	