



12 Cheltenham Road, Corby, NN18 8QF



**STUART
CHARLES**
ESTATE AGENTS

£335,000

Stuart Charles are delighted to offer for sale this FOUR DOUBLE bedroom detached family home located in the popular Oakley Vale area of Corby. Situated in an enviable position and within a range of local amenities an early viewing is recommended to avoid missing out on this home. The accommodation comprises of a large entrance hall, lounge, guest W.C, kitchen/breakfast room, utility room and dining room. To the first Floor are four double bedrooms and a family bathroom with the master benefiting from an en suite, bedrooms two and three share a three piece jack and jill en-suite. To the front is a driveway leading to the garage that has up and over door, power and light connected, loft space and side gated access, there is laid lawn with a path to the front door. A patio area leads onto a large laid lawn and is enclosed by timber fencing to all sides. There is a garden shed that has power. Call now to view!!

- LOUNGE AND SEPERATE DINING ROOM
- FOUR DOUBLE BEDROOMS
- LARGE DRIVEWAY FOR MULTIPLE VEHICLES AND GARAGE
- WALKING DISTANCE TO LOCAL SHOPPING AREA
- JACK AND JILL ENSUITE
- KITCHEN WITH INTEGRATED APPLIANCES
- EN-SUITE TO THREE BEDROOMS
- WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOLS
- CLOSE TO MAIN BUS LINKS

Entrance Hall

Entered via a double glazed door, radiator, under stairs storage, stairs rising to first floor landing, doors to:

Lounge

21'8 x 11'7 (6.60m x 3.53m)

Double glazed window to front elevation, TV point, Telephone point, radiator.

W.C

Featuring a two piece white suite with a low level wash hand basin and low level pedestal, double glazed window to the rear elavtion, extractor, radiator.

Kitchen/Breakfast room

14'10 x 11'7 (4.52m x 3.53m)

Fitted to comprise a range of base and and eye level units with a sink and drainer, integrated gas hob with double electric oven and extractor, integrated







fridge/freezer, space for dishwasher, radiator, double glazed doors to side elevation, double glazed windows to rear elevation, tv point.

Utility Room

7'7 x 6'8 (2.31m x 2.03m)

Fitted to comprise base level and eye level units, space for tumble dryer, radiator, double glazed door to rear elevation.

Dining Room

11'5 x 9'5 (3.48m x 2.87m)

Double glazed window to front elevation, radiator.

First Floor Landing

Loft access. airing cupboard.





Bedroom One

11'10 x 9'10 (3.61m x 3.00m)

Double glazed window to front elevation, radiator, tv point, two built in double wardrobes, door to:

En-Suite: Fitted to comprise a three piece white suite featuring a mains feed shower, low level wash hand basin, low level pedestal, radiator, extractor, double glazed window to rear elevation.

Bedroom Two

12'9 x 12'3 (3.89m x 3.73m)

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





Jack and Jill En-Suite

8'8 x 3'11 (2.64m x 1.19m)

Fitted to comprise a three piece suite with a mains feed shower, low level pedestal, low level wash hand basin, radiator, extractor and double glazed window to side elevation.

Bedroom Three

12'9 x 9'10 (3.89m x 3.00m)

Double glazed window to rear elevation, radiator, tv point, door to jack and jill en-suite.

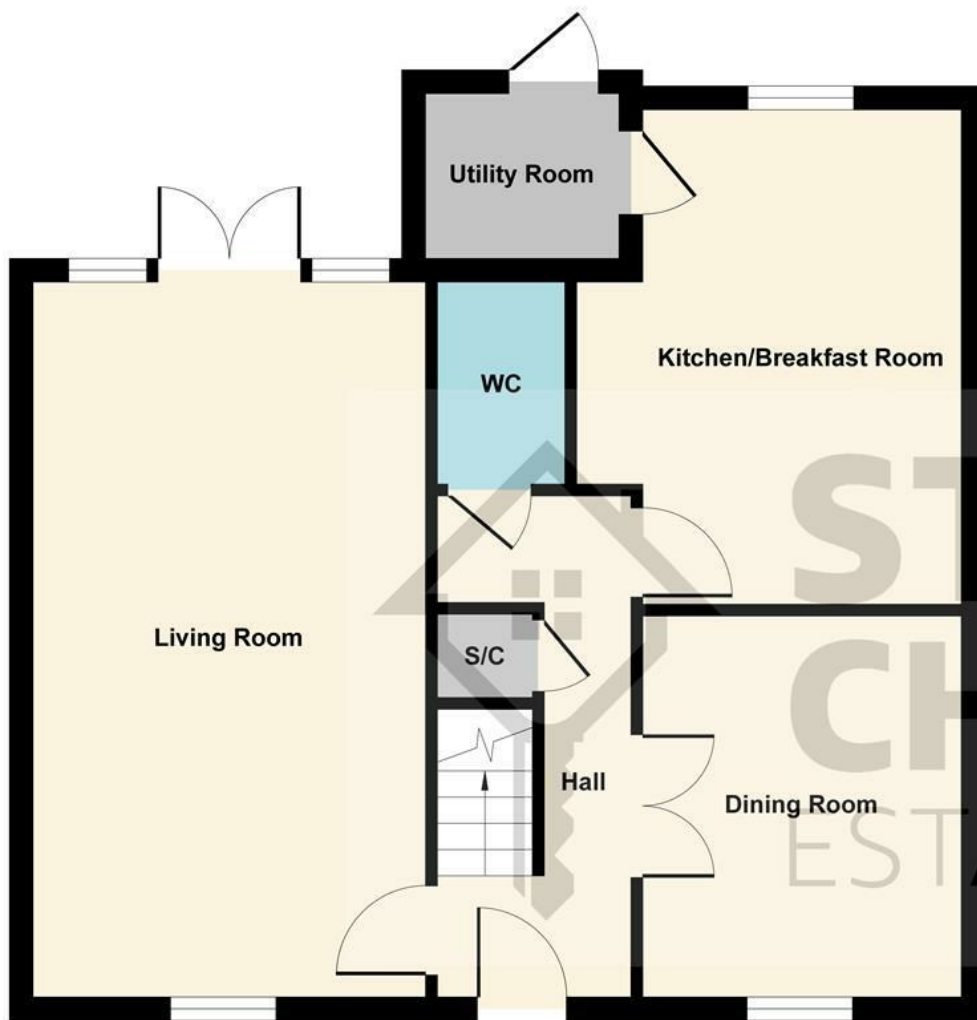
Bedroom Four

9'9 x 9'0 (2.97m x 2.74m)

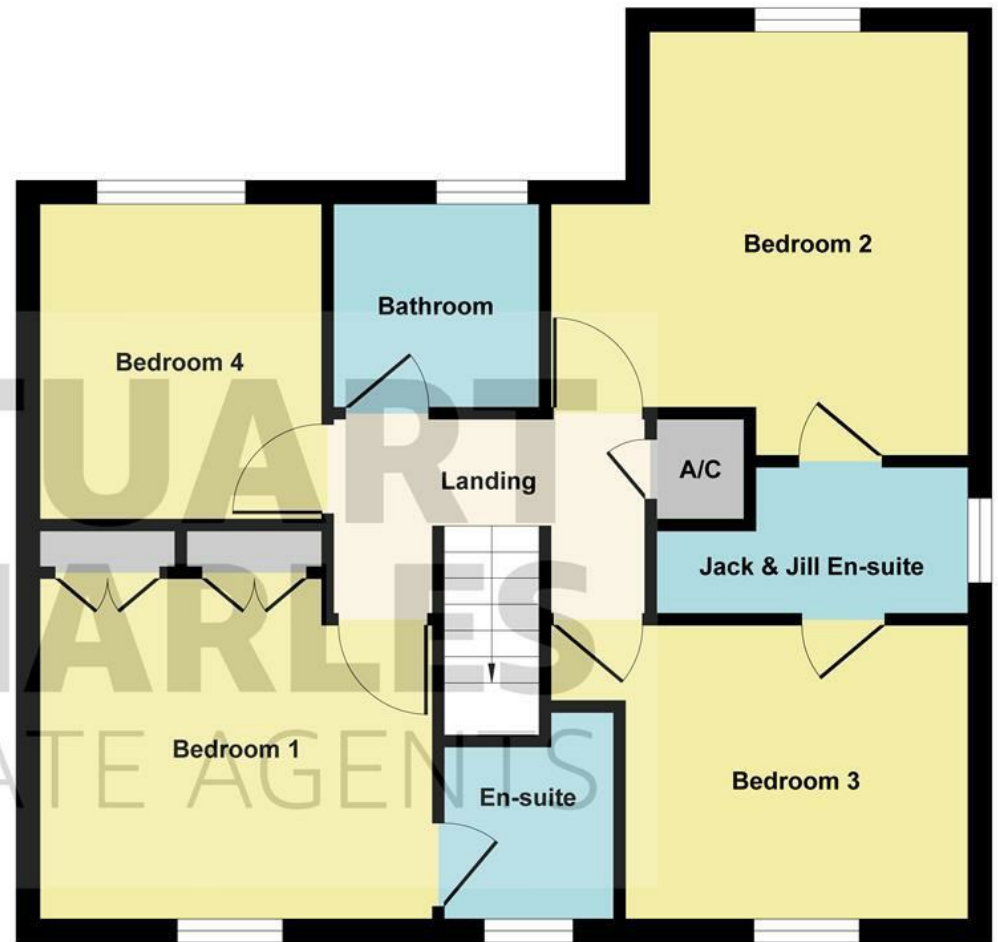
Double glazed window to rear elevation, radiator, Tv point.







Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Bathroom

9'9 x 6'3 (2.97m x 1.91m)

Fitted to comprise a three piece suite featuring a white panel bath with shower over, low level wash hand basin, low level pedestal, radiator, extractor, double glazed window to rear elevation.

Outside

To the front is a driveway leading to the garage and side gated access, there is laid lawn with a path to the front door.

Garage: With up and over door, power and light connected, loft space.

Rear: A patio area leads onto a large laid lawn and is enclosed by timber fencing to all sides. There is a garden shed that has power.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-40) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	