



1 Kelso Close, Corby, NN18 8RL



**STUART
CHARLES**
ESTATE AGENTS

Offers in excess of £350,000

Stuart Charles are delighted to offer for sale this Executive four bedroom family home located in the in demand Oakleyvale area of Corby. Positioned on a larger than average plot and in a quiet area an early viewing is recommended to avoid missing out on this home. The accommodation to the ground floor comprises of a large entrance hall, large open plan kitchen/breakfast/dining room, lounge, study and a guest W.C. To the first floor a large landing leads to four good sized bedrooms and a four piece bathroom suite, the master bedroom also benefits from a three piece en-suite as well. Outside to the front is a low maintenance wrap around, shrubbed area with off road parking leading to a garage. To the rear a large patio area leads onto a laid lawn and is enclosed by timber fencing to all sides. Call now to view!!!

- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- DRIVEWAY WITH GARAGE
- GUEST WC
- WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOLS
- FITTED WARDROBES IN EVERY BEDROOM
- PRIVATE LARGE GARDEN
- UTILITY ROOM
- POPULAR LOCATION
- WALKING DISTANCE TO MORRISONS AND LOCAL SHOPPING PARADE

Entrance Hall

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

Guest WC

Featuring a two piece suite with a low level pedestal, low level wash hand basin, radiator and extractor fan.

Lounge

16'10 x 12'02 (5.13m x 3.71m)

Double glazed window to side and rear,

double glazed French doors to side, radiator, tv and telephone point.

Kitchen/Breakfast/Dining Room

15'08 max x 12'06 (4.78m max x 3.81m)

Fitted to comprise a range of base and eye level units, with one and half bowl sink and drainer, gas hob and extractor, double electric oven, integrated fridge/freezer, integrated dishwasher, radiators, double glazed French doors to rear elevation, door to:







Utility Room

6'10 x 5'11 (2.08m x 1.80m)

Fitted to comprise a range of base and eye level units with a single sink and drainer, space for washing machine, space for tumble dryer, wall mounted boiler, double glazed door to rear elevation.

Study

10'00 x 8'02 (3.05m x 2.49m)

Double glazed window to front elevation, radiator, telephone point.

Landing

Loft access, airing cupboard, double glazed window to the side elevation, doors to:





Bedroom One

17'01 x 12'02 (5.21m x 3.71m)

Double glazed windows to side and rear elevation, built in double wardrobes, tv point, radiator, door to:

En-Suite

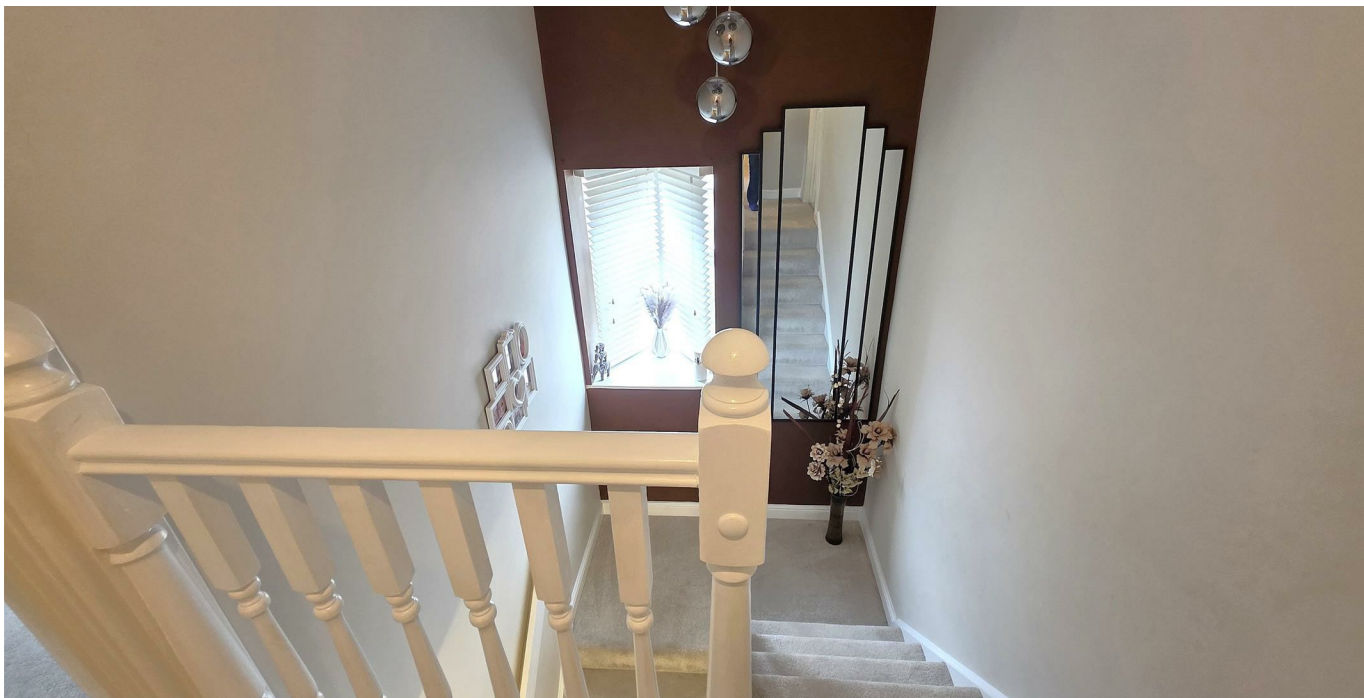
7'03 x 6'03 (2.21m x 1.91m)

Featuring a three piece suite with a walk in double shower, low level pedestal, low level wash hand basin, double glazed window to the rear elevation, radiator.

Bedroom Two

11'04 x 10'11 (3.45m x 3.33m)

Double glazed windows to rear elevation, built in wardrobes, radiator.





Bedroom Three

14'00 max x 8'05 (4.27m max x 2.57m)

Double glazed window to front elevation, built in wardrobes, radiator.

Bedroom Four

10'09 x 8'05 (3.28m x 2.57m)

Double glazed window to front elevation, built in wardrobes, radiator.

Bathroom

8'05 x 6'05 (2.57m x 1.96m)

Featuring a four piece bathroom suite comprising a low level bath, separate mains feed shower cubicle, low level pedestal, low level wash hand basin, radiator, double glazed window to front elevation.







Outside

To the front of the home there is several large shrubbed area's and a block paved driveway that leads to a single garage.

To the rear is a large corner plot garden featuring a patio area which leads onto a laid lawn area is enclosed by a mixture of timber fence and walled surround to all sides, there is also side gated access to the front

Garage

Power and lights, up and over doors, pedestrian door to the garden.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	77	
(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