



119 Butland Road, Corby NN18 8RT Offers Over £240,000

Situated in the heart of the Oakley Vale development is this 3 bedroom detached bungalow with parking and single garage. Neatly set back from the road in a quiet driveway, the property is entered into the hallway with access to both the guest WC and a large cloakroom cupboard. Into the lounge you have a long reception room with dual aspect windows, one being a large bay overlooking the front. The kitchen has modern fitted units with space for fridge/freezer and washing machine. The back door leads from the kitchen to the side passageway giving access to the front and rear garden. There are 3 bedrooms, the master has fitted wardrobes and an en-suite, the 2nd bedroom also benefits from fitted wardrobes and the 3rd is a good size single. At the rear of the property you will find a manageable lawned garden with access to the front via the side passageway. Call 01536 212 701 for viewings.

Tenure: Freehold
Energy Rating: C
Council Tax Band: C

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GROUND FLOOR
754 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA : 754 sq.ft. (70.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- 3 Bed Detached Bungalow
- Separate Garage
- Parking for 3 Cars
- Ensuite Master Bedroom
- Large Reception Room With Bay Window

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 90 |
| (81-91) B | 77 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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