



## 24 Fontwell Crescent, , Corby NN18 8RF Offers Over £125,000

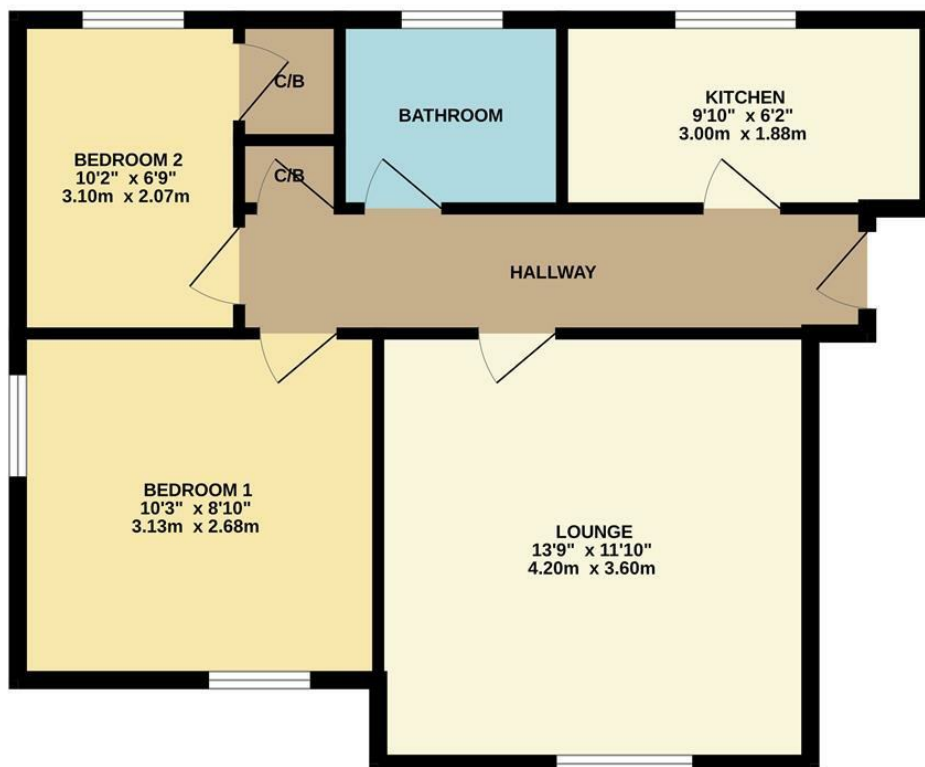
Lucas Estate Agents are pleased to be offering this spacious 2 double bedroom flat to the market with NO ONWARD CHAIN. Set in the sought after area of Oakley Vale, this property offers great space both in the flat and out in the communal areas. Walking in to the flat you will find a welcoming hallway with doors off to all rooms. The lounge is a good size with plenty of space for sofas and a dining table and has a view overlooking the front green space. Both bedrooms are double in size with bedroom 2 having a small inbuilt cupboard. Bedroom 1 is large with dual aspect windows bringing in plenty of light. The modern fitted kitchen has plenty of eye and base level units with built in hob and oven. The bathroom has a mains power shower over the bath with toilet and sink. This property would make a fantastic rental with high yields or a great starter home. Leasehold charges are available from the agent. Viewings by appointment only.

**Tenure: Leasehold**  
**Energy Rating: C**  
**Council Tax Band: B**

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GROUND FLOOR  
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 622 sq.ft. (57.8 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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- 2 Double Bedroom 2nd Floor Flat
- No onward chain
- Large living room
- Large green at the front
- Parking pace at the Rear

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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	



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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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