









# welcome to

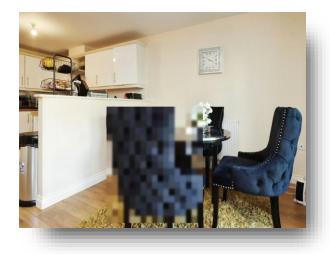
# **Ayr Close, Corby**

William H Brown are pleased to present to market this spacious three bedroom town house located in the highly sought after Oakley Vale.















#### **Entrance Porch**

Entered via double glazed door to the front aspect, door to storage cupboard housing boiler, stairs rising to first floor landing and doors to:

#### Cloakroom

Obscure double lazed window to the front aspect, vanity wash hand basin and low level WC.

## Study

6' 6" x 9' 3" ( 1.98m x 2.82m )

Double glazed window to the front aspect and radiator.

## Kitchen/ Dining Room

19' 8" max x 13' 3" (5.99m max x 4.04m)

Fitted kitchen comprising wall and base units with work surfaces over, one and a half bowl stainless steel sink and drainer unit with mixer tap over, tiling to splashback areas, integrated electric oven and gas hob with extractor fan over, space for fridge/ freezer, plumbing for washing machine, space for tumble dryer, door to under stairs cupboard and double glazed Patio doors to the rear aspect leading to rear garden.

### First Floor Landing

Stairs rising from entrance hall, stairs rising to second floor landing, doors leading to lounge and bedroom one.

#### Lounge

13' 2" x 13' 2" max ( 4.01m x 4.01m max )
Double glazed French door to the rear aspect
leading to Juliette balcony, electric fireplace with
surround and double glazed windows to the rear
aspect.

#### **Bedroom One**

13' 2" x 9' 3" ( 4.01m x 2.82m )

Double glazed window to the front aspect, radiator and door leading to en suite.

#### **En Suite**

Suite comprising double shower, vanity wash hand basin and low level WC.

## **Second Floor Landing**

Stairs rising from first floor landing and doors leading to bathroom, bedroom two and three.

#### **Bedroom Two**

13' 2" x 8' 5" reduced head height (  $4.01m \times 2.57m$  reduced head height )

Skylight window, fitted wardrobes and radiator.

## **Bedroom Three**

11' 1" x 13' 2" ( 3.38m x 4.01m )

Two Skylight windows, radiator and door leading to airing cupboard.

#### **Bathroom**

6' 4" x 5' 7" ( 1.93m x 1.70m )

Suite comprising bath with shower attachment and mixer tap over, vanity wash hand basin, low level WC and shaver socket.

## Externally

#### Rear Garden

Mainly laid to lawn with paved patio area for seating and fully enclosed with timber fencing.





## welcome to

## **Ayr Close, Corby**

- Garage
- **Ensuite to Master**
- Private cul-de-sac location
- No onward chain
- Well presented throughout

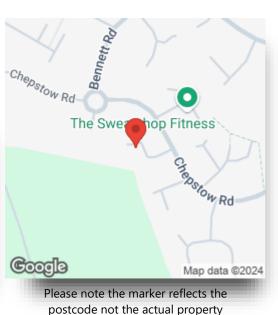
Tenure: Freehold EPC Rating: C

£245,000





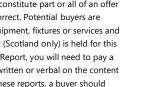


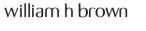


view this property online williamhbrown.co.uk/Property/COR112046



Property Ref: COR112046 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







01536 267418



corby@williamhbrown.co.uk



61A Corporation Street, CORBY, Northamptonshire, NN17 1NQ



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.