

property details **approval form**

48 Applegarth Close, Corby, Northamptonshire, NN18 8EU

Date: 20 October 2025

Property Ref and Version: COR112535 - 0019

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Property Images |
| 3. Short Description | 7. Floor Plan |
| 4. Long Description | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers in excess of £315,000

Tenure: Freehold

>> **key features**

- > Ideal Family Home
- > Popular Area
- > Well presented throughout
- > Modern kitchen and Bathrooms
- > Master En-Suite
- > Conservatory
- > Double garage and Driveway
- > No Onward chain
- > EPC Rating: D

>> **short description**

William H Brown are delighted to present to market this spacious three bedroom detached family home in the popular Oakley Vale area of Corby, centrally located in close proximity to schools, shops and local amenities this property represents a fantastic opportunity to purchase a property with space.

>> **long description**

William H Brown are delighted to present to market this spacious three bedroom detached family home in the popular Oakley Vale area of Corby, centrally located in close proximity to schools, shops and local amenities this property represents a fantastic opportunity to purchase a property with spacious, well maintained accommodation with plenty of room to extend (SSTP). The property comprises, entrance hall, w.c, separate dining room and refitted kitchen with integrated oven and hob, a large lounge with doors opening into a conservatory providing ample space for entertaining, three spacious bedrooms with en-suite to master and family bathroom. Outside the property further benefits from an oversized, walled, corner plot, double garage and parking for 2 vehicles.

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>> room description

Entrance Hall

Entry via a double glazed door to the front aspect. Features include a wall mounted radiator, doors leading to lounge, dining room, guest WC and stairs leading up to the first floor.

Lounge

17' 1" x 10' 11" (5.21m x 3.33m)

Features include a double glazed window to the front, a wall mounted radiator, a gas fire place and patio doors to the rear leading onto the conservatory.

Dining Room

10' 9" x 8' 9" (3.28m x 2.67m)

Featuring a double glazed window to the front aspect, a wall mounted radiator and a door leading to the kitchen.

Kitchen

14' 2" x 7' 9" (4.32m x 2.36m)

A fully fitted kitchen comprising of wall and base level units with work tops over, a stainless steel sink and drainer with a built in electric oven and hob with an extractor fan over. Further features include complimentary splash back tiling, space for white goods, a double glazed window and door to the rear leading on to the rear garden.

Dining Room

10' 9" x 8' 9" (3.28m x 2.67m)

Featuring a double glazed window to the front aspect, a wall mounted radiator and a door leading to the kitchen.

Conservatory

12' 2" x 10' 11" (3.71m x 3.33m)

A UPVC and brick built conservatory with double glazed windows to the rear and side aspect and door to the side aspect leading out on to the garden.

Guest Wc

A two piece suite comprising of a wash hand basin with vanity unit and WC. Features include a double glazed window to the side aspect, complimentary splash back tiling and a wall mounted radiator.

First Floor Landing

With the staircase leading up from the hallway, features include a double glazed window to the rear aspect, a wall mounted radiator, an airing cupboard and a storage cupboard and doors leading to three bedrooms and the family bathroom.

Bedroom One

11' 3" x 11' (3.43m x 3.35m)

Features include a double glazed window to the front aspect and a wall mounted radiator with a door leading to the en suite.

En - Suite

Your William H Brown office: 61A Corporation Street, CORBY, Northamptonshire, NN17 1NQ
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>> **room description**

A three piece suite comprising of a wash hand basin, a low level WC and a shower cubicle. features include full complimentary tiling, a double glazed window to the front and an extractor fan.

Bedroom Two

11' 3" x 11' (3.43m x 3.35m)

Bedroom Three

8' 2" x 6' 10" (2.49m x 2.08m)

Featuring a double glazed window to the rear aspect and a wall mounted radiator.

Bathroom

A three piece suite comprising of a wash hand basin, a low level WC and bath. features include full complimentary tiling, a wall mounted radiator, an extractor fan and a double glazed window to the rear aspect.

Externally

Front Garden

Featuring a a wall to the front boundary laid to lawn and a path leading to the front door with a gate leading to the rear garden.

Rear Garden

A fully enclosed rear garden predominantly laid to lawn with a path side gated access and rear gated access leading to the driveway and a courtesy door providing access to the garage.

Double Garage

With an up an over door, power and electric and a courtesy door leading out on to the garden,

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>> **room description**

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>> **property images**



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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

	Signature	Date
Iona Roberts		20/10/2025
Mrs S. Simbi		