


property details **approval form**

1 Boughton Close, Corby, Northamptonshire, NN18 9AB

Date: 11 April 2025

Property Ref and Version: COR112723 - 0004



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **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**

£475,000

Tenure: Freehold

>> **key features**

- > Three Double Bedrooms
- > Open Plan Living Dining Space
- > Refitted kitchen and Utility Space
- > Two Bathrooms
- > Fully Renovated Throughout with a complete re wire and boiler
- > Driveway Parking for Multiple Vehicles and EV charging point.
- > Stunning Outdoor Living Space
- > VIEWING HIGHLY RECOMMENDED !
- > EPC Rating: C

>> **short description**

Welcome to this exceptional three-bedroom detached bungalow, perfectly positioned on a generous plot in Corby. Meticulously updated and maintained, this home offers modern comforts, stylish interiors, and an outdoor space that truly sets it apart.

>> **long description**

Step inside to discover a beautifully decorated interior, benefiting from a full rewire and a new boiler system, ensuring efficiency and peace of mind. The heart of the home is the modern kitchen, installed within the last seven years, seamlessly blending style and practicality. A newly created utility room adds further convenience, while the addition of a second bathroom enhances the home's functionality for busy households.

The spacious plot provides ample parking for multiple vehicles to both the front and side, offering ease and accessibility

However, the true showstopper of this property is the unbelievable outdoor entertaining space. At its heart sits "The Pub" – an outstanding home bar that rivals any local watering hole. Fully insulated and air-conditioned, this exceptional space is designed for year-round enjoyment. It opens onto a private covered decked area, complete with a log burner, BBQ space, and outdoor fridges, creating the perfect setting for hosting guests or unwinding in style.

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Adjacent to "The Pub" is a fully insulated and air-conditioned home office, offering a dedicated and comfortable workspace away from the main house.

This is a property that truly needs to be seen to be believed. If you're looking for a stylish, move-in-ready bungalow in a very desirable area with an unparalleled outdoor lifestyle, look no further. Contact us today to arrange a viewing!

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>> **room description**

Entrance Hall

Via front door with glass panels to side, carpet.

Dining Room

14' 11" x 9' (4.55m x 2.74m)

Two double glazed windows to front aspect, Fitted blinds, feature Port hole, carpet and radiator.

Lounge

22' 7" x 15' 8" (6.88m x 4.78m)

Double glazed window to side aspect, fitted blinds, carpet and radiator.

Kitchen

12' x 11' 1" (3.66m x 3.38m)

Wall and base units, six burner Rangemaster, double oven and grill, integrated fridge freezer, wine fridge, one and half sink and drainer, tiled splashback, under counter, double glazed window to rear, pantry, laminate floor, column radiator.

Utility

10' 9" max x 9' 1" (3.28m max x 2.77m)

Wall and base units, plumbing for washing machine and dishwasher, sink and drainer, off the utility is a store cupboard under window, laminate flooring, column radiator,

Hallway

Carpet, double cupboard.

Bedroom One

13' 7" max x 12' 7" (4.14m max x 3.84m)

Two double glazed windows, front and rear aspect, fitted blinds, carpet and radiator.

Bedroom Two

12' 4" x 8' (3.76m x 2.44m)

Double glazed window to front, fitted blinds, radiator and carpet.

Bedroom Three

9' 9" x 8' 8" (2.97m x 2.64m)

Two double glazed windows, fitted blinds, carpet and radiator.

Shower Room

Vanity wash hand basin, shower with rainfall head, low level WC, vinyl floor, obscure double glazed window, radiator.

Bathroom

Low level WC, wash hand basin with vanity under, bath, vinyl flooring, vanity mirrored, extractor and radiator rail.

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>> room description

Office

11' 3" x 4' 7" (3.43m x 1.40m)

Double glazed window, can be used as a Garden room, air conditioning, insulated, wi-fi prep, laminate floor, electric radiator.

The Pub Room

14' 5" x 11' 5" (4.39m x 3.48m)

Featuring a brass bar, air conditioning, wifi prep, sky prep, double glazed window to front aspect, laminate floor, Rockwall insulation

Loft Space

Power and light, insulated.

Externally

Rear Garden

Large paved patio and seating area, side and front access, enclosed fencing, large covered patio, log burner with top oven, mainly laid to lawn, shed with lighting, double socket.

Driveway

Multiple cars, tarmac with Mono bricks, EV charging point.

Outbuildings

Power and light, housing electric and gas meters.

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>> **property images**



Your William H Brown office: 61A Corporation Street, CORBY, Northamptonshire, NN17 1NQ
T 01536 267418 **E** corby@williamhbrown.co.uk

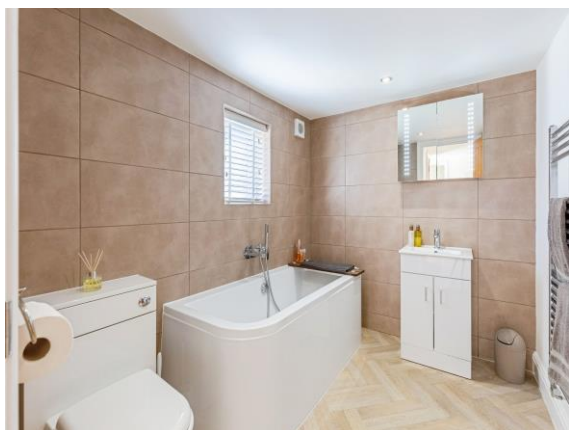
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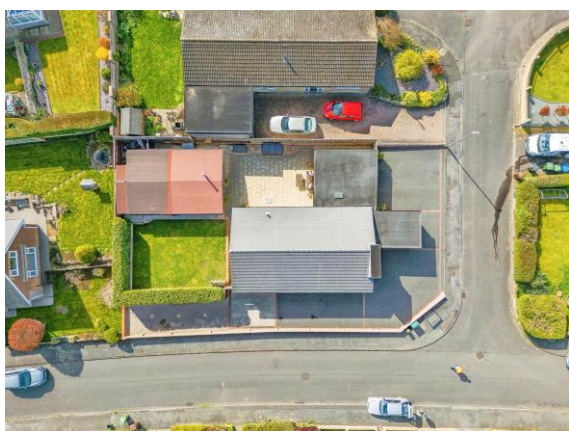
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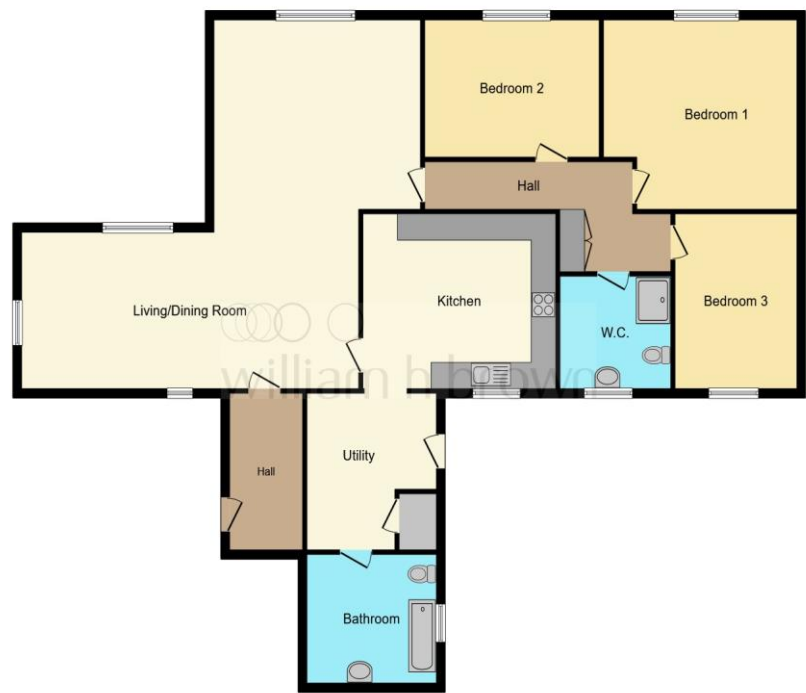
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>> floor plan



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
Rob Pearson		11/04/2025
Mrs C. McMillan		