


property details **approval form**

12 Osbourne Close, Corby, Northamptonshire, NN18 8PJ

Date: 30 April 2025

Property Ref and Version: COR112700 - 0002



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**

£375,000

Tenure: Freehold

>> **key features**

- > Five bedrooms
- > Detached
- > Garage
- > Ideal family home
- > Oakley Vale location
- > EPC Rating: C

>> **short description**

Situated on a spacious corner plot in the well regarded area of Oakley Vale, this impressive five bedroom detached house offers the perfect blend of space and functionality. With the added benefits of a garage and off-road parking, this property is perfect for the growing family.

>> **long description**

Situated on a spacious corner plot in the well regarded area of Oakley Vale, this impressive five bedroom detached house offers the perfect blend of space and functionality. With the added benefits of a garage and off-road parking, this property is perfect for the growing family.

Upon entering the property you will find an array of bright airy living spaces, including a study, living room, kitchen, utility and conservatory. The property also features a downstairs w/c as well as a separate shower room. Upstairs you will find five bedrooms with one including an additional dressing room with ensuite. To the rear of the property is an enclosed rear garden and to the side a garage with off road parking.

A must see property!

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>> **room description**

Entrance Hall

Via the front door leading to W/C, shower room, study, living, kitchen and stairs.

Cloakroom

W/C, wash hand basin, vanity unit, double glazed window to front aspect, radiator.

Shower Room

Double glazed window to side, shower cubicle, radiator

Lounge

11' 7" into cupboard x 16' into bay (3.53m into cupboard x 4.88m into bay)

Double glazed bay window to front aspect, laminate flooring, electric fire, radiator.

Study

9' 3" x 9' 11" (2.82m x 3.02m)

Double glazed bay window to front, laminate flooring, radiator.

Kitchen

10' to recess x 15' 5" (3.05m to recess x 4.70m)

Integral gas cooker with cooker hood above, one and half bowl sink, additional built in cooker, door to pantry cupboard, patio doors to conservatory.

Utility Room

5' x 8' 8" (1.52m x 2.64m)

Plumbing for washing machine, sink/drainер, tiled flooring, patio door to garden.

Conservatory

Laminate flooring, patio door to garden.

Landing

Doors to all bedrooms and loft hatch.

Bedroom One

Double glazed window to front aspect, dressing room area with additional window, carpet, radiator.

En Suite

Shower cubicle, wash hand basin, W/C, obscure window to side.

Bedroom Two

17' 9" x 8' 11" (5.41m x 2.72m)

Double glazed dual aspect window, carpet, radiator.

Bedroom Three

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

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>> **room description**

9' 10" x 11' 6" (3.00m x 3.51m)

Double glazed window to front, carpet, radiator.

Bedroom Four

10' 2" x 10' 3" (3.10m x 3.12m)

Double glazed window to rear, carpet, radiator.

Bathroom

Obscure double glazed window, fully tiled, shower over bath, W/C, wash hand basin, vinyl flooring and radiator.

Bedroom Five

6' 6" x 10' 11" (1.98m x 3.33m)

Double glazed window to side aspect, carpet, radiator.

Externally

Front

Integral garage

Rear Garden

lawned with patio seating area and decking, enclosed fencing.

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>> **room description**

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>> **property images**



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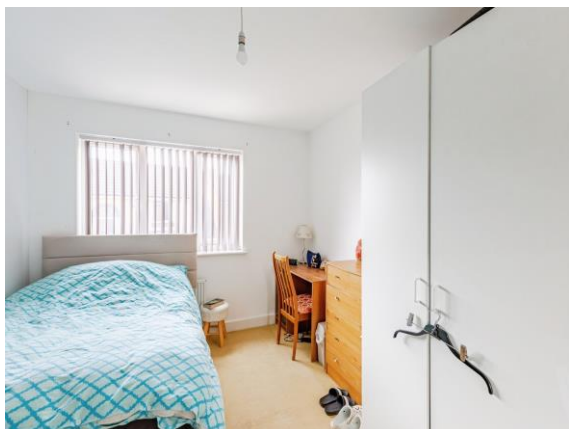
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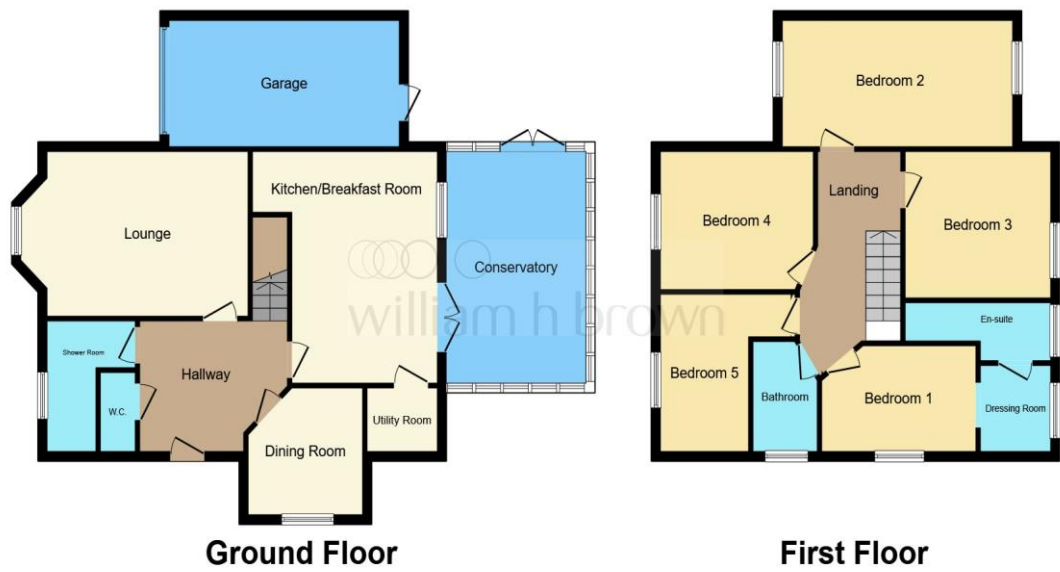
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>> floor plan



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
Iona Roberts		30/04/2025
Mr S. Papas- Taktikos & Miss J Gregori		