

Kingsthorpe Avenue  
Corby  
NN17 2PY

£230,000



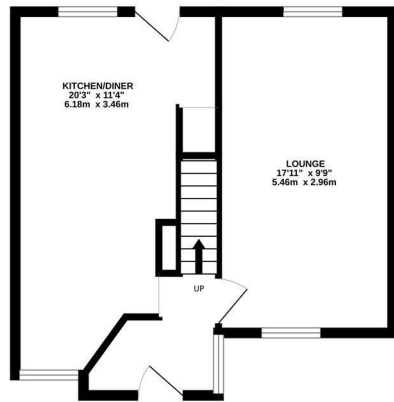
OSCAR JAMES

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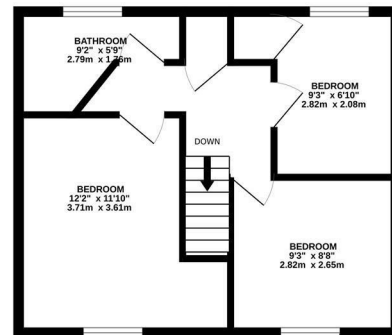


# FLOOR PLANS

GROUND FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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## AT A GLANCE...



Front-to-rear living room, full of natural light



Modern kitchen diner, with ample storage options



Three bedrooms to the first floor



modernised family bathroom to the first floor



Lovely landscaped garden, with lots of entertaining space



A fantastic level of off road parking on offer, via the tarmacked driveway





## WHAT'S GREAT?

With No Onward Chain!- Offering plentiful off road parking, and a lovely re-landscaped rear garden, Oscar James are delighted to be able to offer this wonderful property to the market for sale.

Situated within an area ever-popular for families, the property sits opposite Abington playing field, with play park and sporting facilities, its a great space for families to make use of, with views over this seen from the property frontage.

The local area is incredibly well facilitated, with a number of schools, shops, eateries and much more within walking distance. Also within a short drive is the local Doctors Surgery, Town Centre, and Corby Train Station- which offers direct train links to London; perfect for commuters!

Externally, the property benefits from its own front garden space, and a tarmacked driveway adjacent which offers plentiful off road parking for multiple vehicles, which is a rare find. The rear garden is a fantastic space, which has been re-landscaped to create an ideal space for

entertaining, with a choice of patio, decked and lawned areas to use.

Internally, the front porchway grants access to the entrance hall, off from here is a front-to-rear kitchen/diner offering great practicality, and plenty of storage options. The living room also spans front-to-rear and is a room FULL of natural light.

The first floor lays host to three bedrooms alongside a modernised family bathroom. The front two bedrooms benefit from field views to the front.

Council Tax Band- Band A  
EPC- 68D Current 78C Potential

This home has so much to offer and must be seen to be fully appreciated in all of its glory!- for further details or to arrange a viewing, get in touch with the team at Oscar James Corby!

...expect excellence





# SELLER'S SECRET

It's a great location, being walking distance to a lot of local amenities and school, its useful having the playing fields located across the road from the house too! The level of parking is great as it gives plenty of options.



## Why we like it....

This great property has so much on offer, the relandscaped rear garden is a great space and comes incredibly well presented too!

# OSCAR JAMES

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To buy or not to buy....

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