

Connells

Aintree Road
CORBY

# Aintree Road
# CORBY NN18 8RD

for sale
**£375,000**







## Property Description

Enjoying a pleasant position overlooking open green space within the highly sought-after Oakley Vale development, this impressive four-bedroom detached home offers generous and versatile accommodation, making it an ideal choice for growing families.

The welcoming entrance hall leads to a generous lounge, providing the perfect space for relaxing and spending quality time together. A separate dining room offers an excellent setting for family meals and entertaining, whilst the heart of the home is undoubtedly the impressive kitchen/breakfast/family room. Designed with modern family living in mind, this fantastic space provides ample room for cooking, dining and socialising, with direct access to the rear garden. Completing the ground floor is a useful study, ideal for home working, alongside a utility room and downstairs WC.

To the first floor, the property offers four well-proportioned bedrooms. The generous principal bedroom benefits from a private en-suite shower room, whilst the remaining three bedrooms are served by a modern family bathroom, providing plenty of space for children, guests, or a growing family.

Outside, the property continues to impress with a beautifully landscaped and private rear garden, perfect for outdoor entertaining, children's play, and enjoying the warmer months. A garage and driveway provide convenient off-road parking.

## Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

## Ground Floor

### Entrance Hall

Entrance door to the front, stairs to the first floor, storage cupboard, laminate flooring, radiator.

### Study

Window to the front, carpet flooring, radiator.

### Lounge

Bay window to the front, carpet flooring, radiator.

### Dining Room

French patio doors to the rear, tiled flooring, radiator.

## Kitchen

French patio doors and window to the rear, a range of wall and base units with rolled edge work surfaces, integrated appliances including oven, hob and cooker hood with glass splash back, tiled flooring, spot lights, radiator.

## Utility Room

External door to the side, wall and base units with rolled edge work surface, space for washing machine and tumble dryer, boiler cupboard, tiled flooring.

## Cloakroom

Wash hand basin, low level WC.

## First Floor

## Landing

Storage cupboard, loft access.

## Master Bedroom

Windows to the front and side, carpet flooring, radiator.

## Ensuite

Walk in shower cubicle, wash hand basin, low level WC, tiled flooring and splash backs, radiator.

## Bedroom Two

Window to front, storage cupboard, carpet flooring, radiator.

## Bedroom Three

Window to the rear, carpet flooring, radiator.

## Bedroom Four

Window to the rear, carpet flooring, radiator.

## Family Bathroom

Window to the rear, bath with mixer tap and shower attachment, wash hand basin, low level WC, tiled flooring and splash backs, radiator, extractor fan.

## Externally

## Rear Garden

Multi level garden, fully enclosed with gated side access, patio areas, laid to lawn, raised flower beds.

## Garage And Driveway







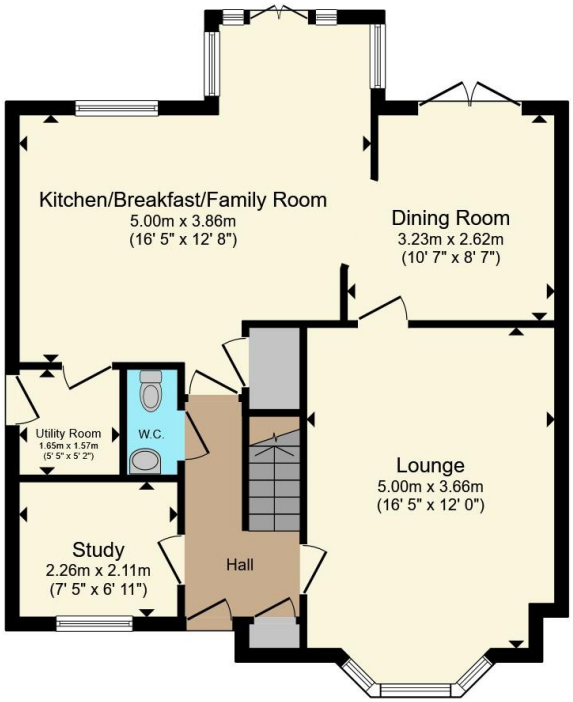




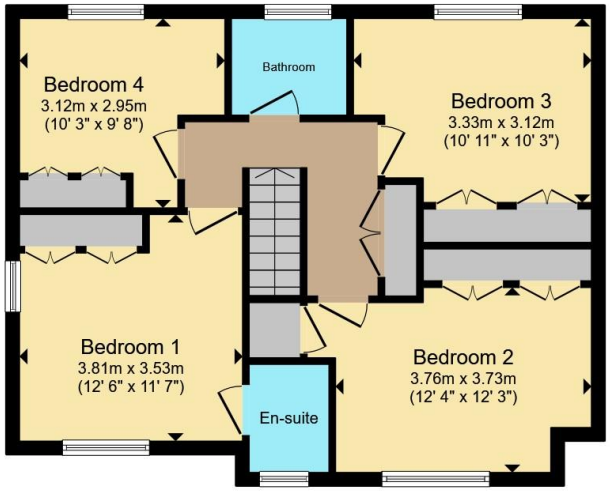









## Ground Floor




## First Floor

Total floor area 132.2 m² (1,423 sq.ft.) approx

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.propertybox.io

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EPC Rating: B

Council Tax Band: E

Tenure: Freehold

**view this property online connells.co.uk/Property/OKV307994**

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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 will be 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 guidance 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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