


Connells

Catchpole Close
Corby

# Catchpole Close
# Corby NN18 8DE

for sale
**£240,000**







## Property Description

Offered to the market with no onward chain, this spacious and versatile three/four-bedroom semi-detached home is an excellent opportunity for families and buyers seeking flexible living accommodation.

The property welcomes you via an entrance hall leading to a generous living room, providing an ideal space for relaxing and entertaining. To the rear, the well-proportioned kitchen/dining room offers ample room for family meals and everyday living, with access to the garden. A useful utility area adds practicality, while the impressive additional reception room provides excellent versatility and could be used as a family room, home office, playroom or fourth bedroom to suit individual needs.

Upstairs, the property benefits from three well-sized bedrooms and a family bathroom, offering comfortable accommodation for growing families.

Outside, the home enjoys a private rear garden with a patio area, creating the perfect setting for outdoor dining and entertaining. To the front, a driveway provides convenient off-road parking.

Combining generous living space, adaptable accommodation and a desirable chain-free position, this attractive home is sure to appeal to a wide range of purchasers.

## 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.

## Living Room

Window to the front, beams to the ceiling, carpet flooring, radiator.

## Kitchen

French patio doors and window to the rear, external door to the side, a range of wall and base units with rolled edge works surfaces, 1.5 sink drainer, integrated oven and hob with cooker hood, space for appliances, tiled splash backs, laminate flooring, radiator.

## Utility Room

## Study / Family Room / Bedroom

External door to the rear, window to the front, carpet flooring, radiator.

## First Floor

## Landing

Airing cupboard, built in storage cupboard.

## Bedroom Two

Window to the front, built in storage cupboard, carpet flooring, radiator.

## Bedroom Three

Window to the rear, built in storage cupboard, carpet flooring, radiator.

## Bedroom Four

Window to the front, carpet flooring, radiator.

## Bathroom

Window to the rear, bath with shower over, wash hand basin, low level WC, tiled splash backs.

## Externally

## To The Front

Driveway, pedestrian path leading to entrance, established shrubbery, laid to lawn.

## Rear Garden

Fully enclosed with gated side access, patio area, laid to lawn.







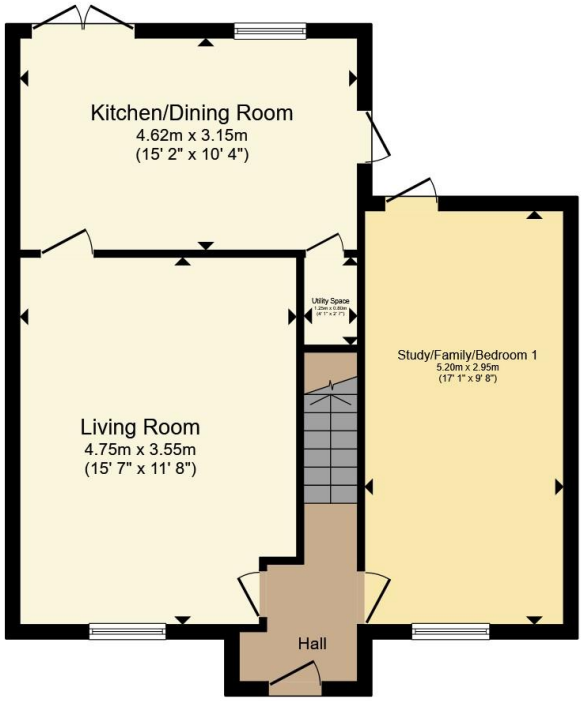




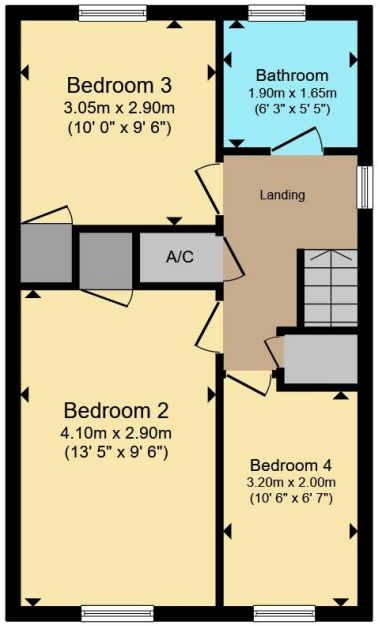









**Ground Floor**




**First Floor**

Total floor area 107.3 m² (1,154 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

Connells

To view this property please contact Connells on

**T 01536 747320**
**E oakleyvale@connells.co.uk**

10 Charter Court Butland Road Oakley Vale
CORBY NN18 8QT

EPC Rating: Awaited

Council Tax Band: B

Tenure: Freehold

**view this property online connells.co.uk/Property/OKV308007**

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.