



Oakley Road, Corby

**STUART
CHARLES**
ESTATE AGENTS

£325,000

Stuart Charles are delighted to offer FOR SALE with NO CHAIN this THREE DOUBLE BEDROOM Victorian semi detached home located on a corner plot in the picturesque Old village area of Corby. Located a short walk from a range of amenities to include the train station, old village high street, Tesco superstore, Tresham college and many more an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, lounge, a snug/office room, open plan modern kitchen/diner, utility room and guest W.C. To the first floor are three double bedrooms, a two piece shower room and separate W.C, several homes in the street have also converted the loft space to add fourth bedroom subject to relevant permissions. Outside to the front is a low maintenance garden which is enclosed by a low maintenance hedge a timber fencing. To the rear the garden is divided up into several area's comprising two separate laid lawns, low maintenance flower beds, two storage barns, low maintenance seating area and gated access to the rear. A garage is located at the rear with parking for two vehicles located on Railside lane. The home has previously been extended and offers further potential to extend due to the size of the plot. Call now to view!!.

- EXTENDED IN 2020
- NO CHAIN
- POTENTIAL TO CONVERT LOFT INTO FOURTH BEDROOM
- REFITTED MODERN KITCHEN/DINER
- WALKING DISTANCE TO OLD VILLAGE SHOPS AND TOWN CENTRE
- NEW BOILER FITTED 2020
- THREE DOUBLE BEDROOMS
- SEPERATE RECEPTION ROOMS
- UTILITY ROOM AND GUEST W.C.
- WALKING DISTANCE TO PRIMARY SCHOOLS ,SECONDARY SCHOOLS AND TRESHAM COTTAGE

Entrance Hall

Entered via a double glazed door, radiator, under stairs storage, stairs rising to first floor landing, doors to:

Lounge

13'10 x 13'07 (4.22m x 4.14m)

Double glazed bay window to front elevation, radiator, tv point, gas fire.

Snug/Office

13'04 x 11'07 (4.06m x 3.53m)

Double glazed bay window to rear elevation, radiator, tv point, telephone point, wood burner.

Kitchen/Diner

21'08 x 8'11 (6.60m x 2.72m)

Fitted to comprise a range of base level units with a one and a half bowl Belfast sink, free standing gas Range cooker, three double glazed windows to







side/rear elevation, space for twelve seater table, radiator, door to

Utility Room

8'09 x 8'08 (2.67m x 2.64m)

Space for automatic washing machine, space for tumble dryer, space for American fridge/freezer, wall mounted boiler, radiator, Velux window, double glazed window to side and rear, door to:

W.C

Fitted to comprise a two piece suite consisting of a low level pedestal, low level wash hand basin, radiator, extractor fan.





First Floor Landing

Stairs rising from first floor landing, airing cupboard, loft access, doors to:

Bedroom One

17'08 x 10'09 (5.38m x 3.28m)

Two double glazed windows to front elevation, radiator.

Bedroom Two

11'07 x 10'10 (3.53m x 3.30m)

Double glazed window to rear elevation, radiator.

Bedroom Three

10'11 x 9'01 (3.33m x 2.77m)

Double glazed window to rear elevation, radiator.





Shower Room

7'09 x 6'01 (2.36m x 1.85m)

Fitted to comprise a two piece suite consisting of a walk in double shower with electric shower, low level wash hand basin, radiator, double glazed window to side elevation.

W.C

Comprising a low level pedestal, radiator, double glazed window to side elevation.

Outside

Front: A low maintenance garden is enclosed by hedging to the front and timber fencing to the side.

Rear: This corner plot garden features two separate







Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



laid lawn area's, low maintenance gravel and slate areas, two storage barns, flower beds and low maintenance shrubbed areas, gated access to garage and off road parking and is enclosed by timber fencing and brick wall to all sides.

Garage: Located on Railside lane with two parking spaces.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		