



Applegarth Close, Corby

**STUART
CHARLES**
ESTATE AGENTS

£275,000

Beautifully presented and ideally situated within the popular Oakley Vale development, this attractive three-bedroom family home offers spacious and versatile accommodation, conveniently located close to a wide range of local amenities, schools and transport links.

The accommodation begins with a welcoming entrance hall leading to a convenient ground floor WC. The bright and spacious open-plan living/dining room benefits from a dual-aspect design, allowing plenty of natural light throughout, and features a stylish fireplace with inset electric fire and granite hearth.

A separate snug provides valuable additional living space and could equally serve as a playroom, home office or gym.

The modern kitchen is fitted with a range of wall and base units, complementary work surfaces, tiled splashbacks and a sink with mixer tap. Integrated appliances include an electric oven, gas hob with extractor hood, dishwasher and fridge/freezer, while space and plumbing are provided for a washing machine. A door leads directly to the rear garden.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes. The family bathroom comprises a panelled bath with shower and screen, WC, pedestal wash hand basin and full-height ceramic wall tiling.

- NO ONWARD CHAIN.
- SOUTH EAST FACING GARDEN
- DRIVEWAY PARKING FOR TWO CARS
- CONTEMPORARY KITCHEN
- CLOSE TO LOCAL AMENITIES
- IMMACULATELY PRESENTED
- MANICURED REAR GARDEN
- GUEST CLOAKROOM
- FAMILY/SNUG/PLAYROOM/OFFICE.
- CLOSE TO LOCAL SCHOOLING.

Entrance Hall

A bright and airy entrance with doorway access to the guest cloakroom.

Kitchen

9'6" x 8'0" (2.9m x 2.44m)

Bright and contemporary fully fitted kitchen with double glazed window to the garden and rear door with access to the side entrance.

Lounge/Dining room.

23'7" x 16'4" (7.21m x 4.98m)

A wonderful family room with separate dining area and staircase leading to the first floor.

Snug/Day room.

12'7" x 9'1" (3.84m x 2.77m)

A really useful snug area that could be used for numerous purposes.







First floor landing

Leading to the 3 main bedrooms and family bathroom.

Bedroom one.

11'10" x 8'9" (3.61m x 2.67m)

Double room with double glazed window to rear elevation.

Bedroom two.

9'6" x 9'4" (2.92m x 2.87m)

Double room with double glazed window to front elevation.





Bedroom three.

8'7" x 7'3" (2.62m x 2.21m)

Single room currently used as a dressing room and walk in closet.

Family Bathroom

6'3" x 5'6" (1.93m x 1.7m)

Modern family bathroom with three piece suite to include bathtub

Outside.

Front; Double driveway and a selection of mature shrubs and trees.

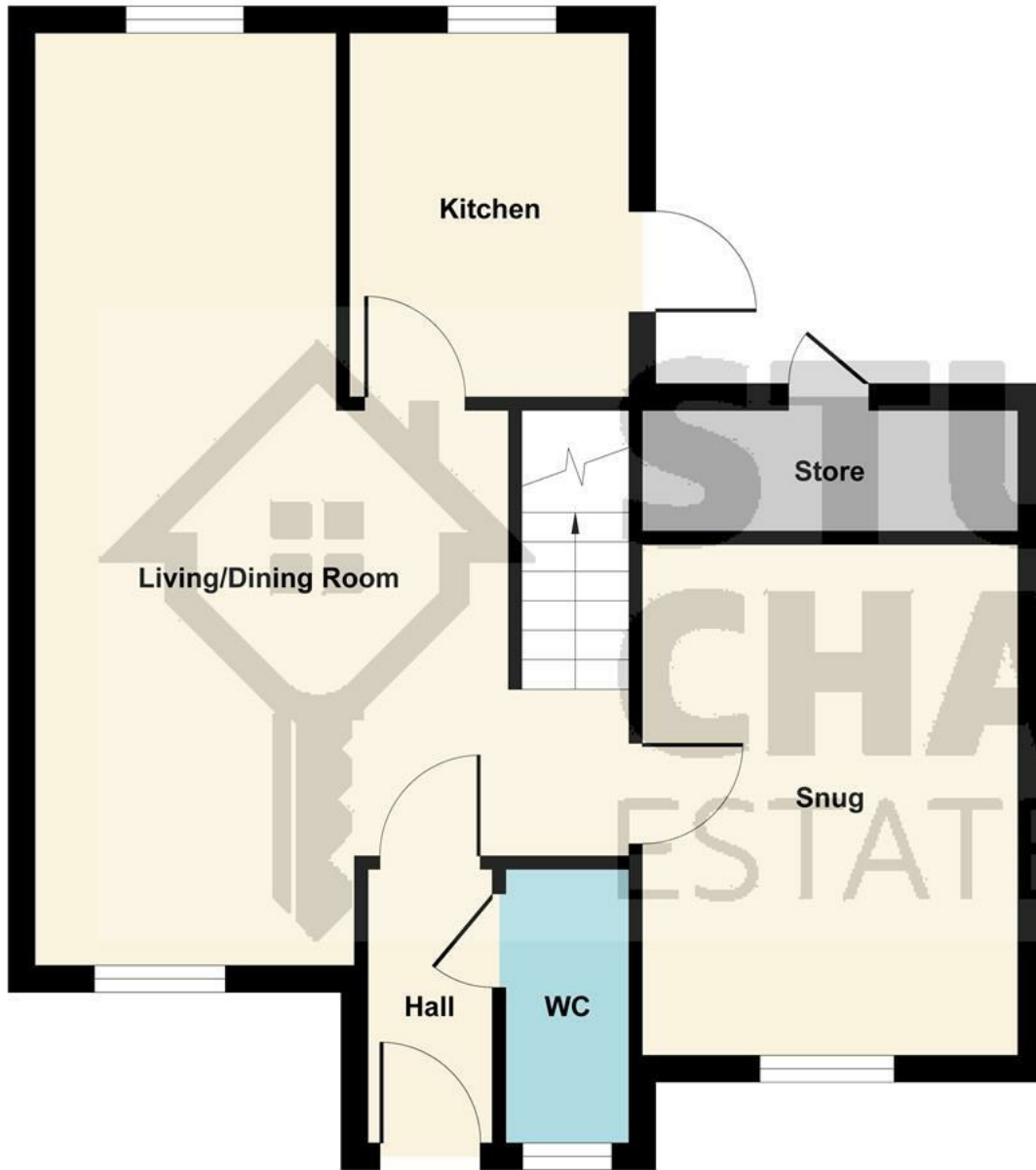
Rear; Beautifully manicured rear garden with separate social spaces, lawn and patio.



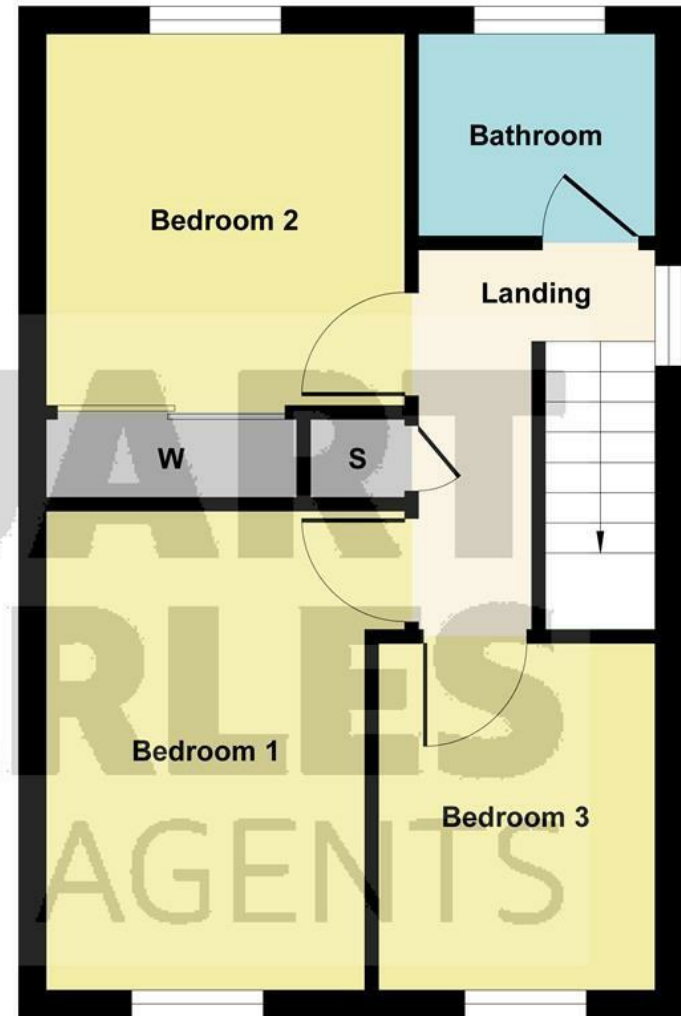








Ground Floor



First Floor

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	