



**Connells**

Applegarth Close  
Corby



## Property Description

Connells are excited to offer to the market CHAIN FREE this immaculately presented three bedroom detached property. Occupying a generous corner plot within the heart of the Oakley Vale estate convenient for several well regarded primary and secondary schools and a multitude of shops and amenities. Corby town centre with its direct train links to London are also within easy reach. In addition, there is the potential to extend this already good-sized property and/or convert the property's double garage - subject to the correct planning permissions.

Downstairs provides ample living space in the form of two reception rooms, a generous, dual-aspect lounge and separate forward-facing dining room. The living room includes an attractive feature fire place and double patio doors opening to the conservatory, perfect for year round entertaining. The kitchen is modern and fully-fitted kitchen with integrated appliances and there is also a convenient downstairs WC.

To the first floor are two good-sized double bedrooms - the master bedroom boasting its own en-suite shower room - and a single bedroom or ideal home office. There is also a family bathroom; airing and storage cupboards.

Outside the property is a small front garden and a fully-enclosed, generous rear garden ideal for children or pets. The separate double garage includes parking to front and could be converted to extra living space subject to the

correct planning permissions.

## Ground Floor

### Entrance Hall

Forward facing double glazed door, radiator

### Cloakroom W/C

Side facing double glazed window, W/c, wash hand basin and vanity, splash areas tiled, radiator

### Living Room

17' x 10' 9" ( 5.18m x 3.28m )  
Forward facing double glazed window, rear facing double glazed sliding patio doors, fireplace, two radiators

### Dining Room

Irregular Shaped Room 10' 7" max x 8' 8" max ( 3.23m max x 2.64m)  
Forward facing double glazed window, radiator, telephone point

## Kitchen

14' 1" x 7' 7" ( 4.29m x 2.31m )

Rear facing double glazed window, rear facing double glazed door, fitted kitchen with wall and base units, stainless steel sink and drainer, laminate worktops, floor and splash areas tiled, electric in-built over and hob with cooker hood, plumbing for washing machine and dishwasher, space for fridge freezer, radiator

## Conservatory

UPVC construction

## First Floor

### Landing

Rear facing double glazed window, cupboard, loft access

### Master Bedroom

11' 11" x 11' ( 3.63m x 3.35m )

Two forward facing double glazed windows, radiator

### Ensuite

Forward facing double glazed window, wash hand basin and vanity unit, W/C, shower cubicle with shower, extractor fan, fully tiled

### Bedroom Two

Irregular Shaped Room 10' x 8' 7" ( 3.05m x 2.62m)

Forward facing double glazed window, radiator

### Bedroom Three

8' 2" x 6' 8" ( 2.49m x 2.03m )

Rear facing double glazed window, radiator









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/OKV307215](http://connells.co.uk/Property/OKV307215)**



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