



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

9 Bunting Road, Corby, Northamptonshire, NN18 8RR

£230,000

3 2 1



## "Live The High Life!"

In this stunning modern town house, located on the popular Oakley Vale development with views to the front over a dedicated green area. The property offers generous and flexible living accommodation which comprises of an entrance hall leading to the bedroom four/ study, utility room, guest WC and integral garage. On the first floor you will find the generously proportioned living/dining room and modern kitchen/breakfast room with a range of fitted units, gas hob, electric oven and under counter fridge. On the second floor there are three bedrooms with the master benefiting from an en-suite shower room and the principal bathroom. Outside there is a neat frontage and a driveway, single garage and an enclosed rear garden. Great HMO potential, NO CHAIN.

### Description:

Positioned within the highly desirable Oakley Vale development, this modern townhouse offers abundant space and flexible living arrangements, perfect for a growing family. Enjoy tranquil views over a dedicated green area from the front, providing a pleasant backdrop for daily life.

The ground floor welcomes you with an entrance hall, leading to a versatile room ideal as a fourth bedroom, a dedicated study, or a playroom for the children. A convenient utility room, a guest WC, and an integral garage add to the practicalities of family living. On the first floor, a generously proportioned living/dining room creates a wonderful space for family gatherings and entertaining. The modern kitchen/breakfast room is well-equipped with fitted units, a gas hob, electric oven, and under-counter fridge, making food preparation a breeze!

The second floor is dedicated to three comfortable bedrooms. The master bedroom features its own en-suite shower room, offering a private retreat for parents, while the principal family bathroom serves the additional bedrooms with ease.

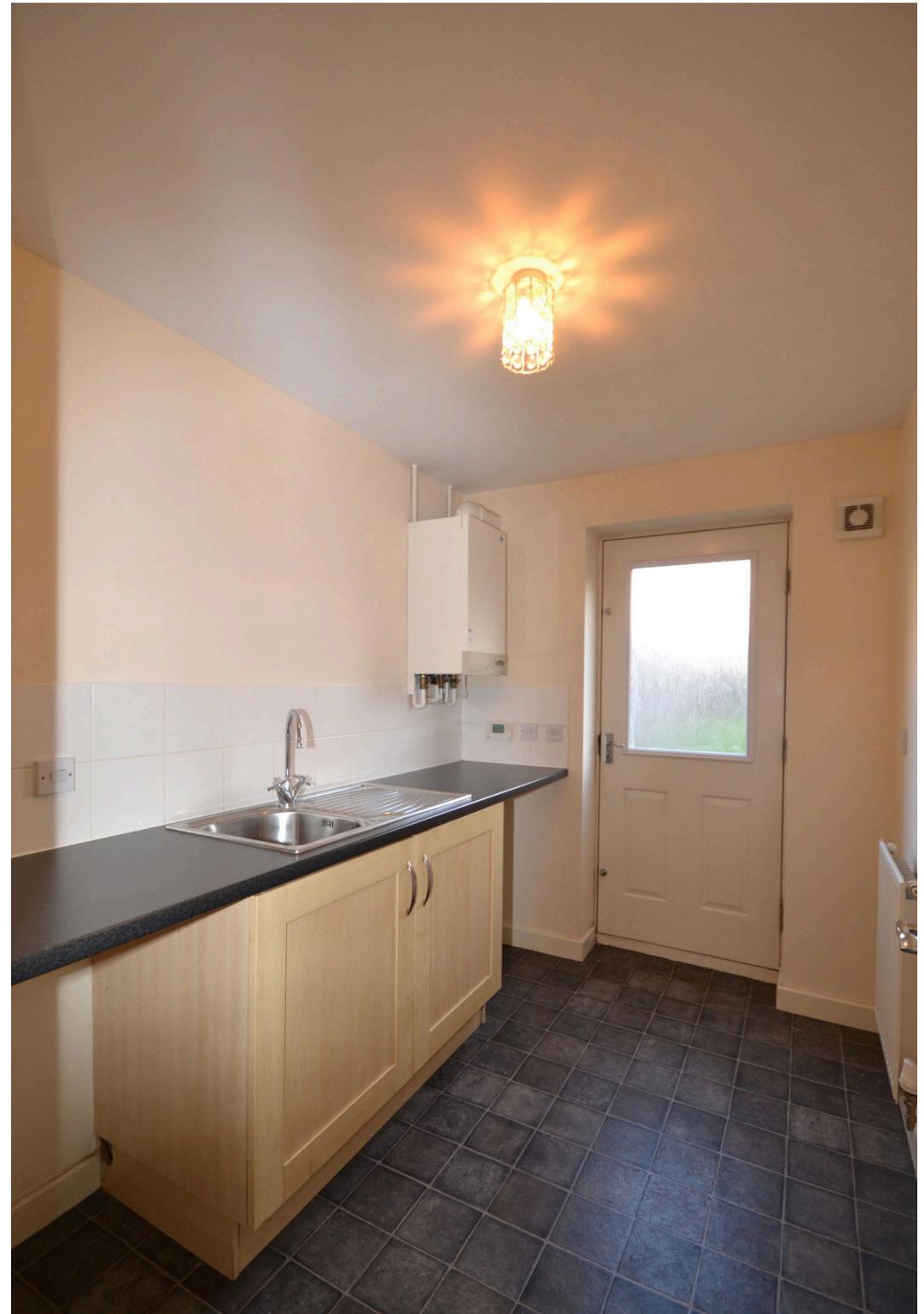
Modern comforts are assured with mains gas central heating, mains electric, and FTTC broadband.

Oakley Vale is renowned for its family-friendly environment, excellent local amenities, strong schooling options, and good transport links, making it an ideal location for families to thrive.

Available with no onward chain, this well-located home is ready to embrace its next family.

### Outside:

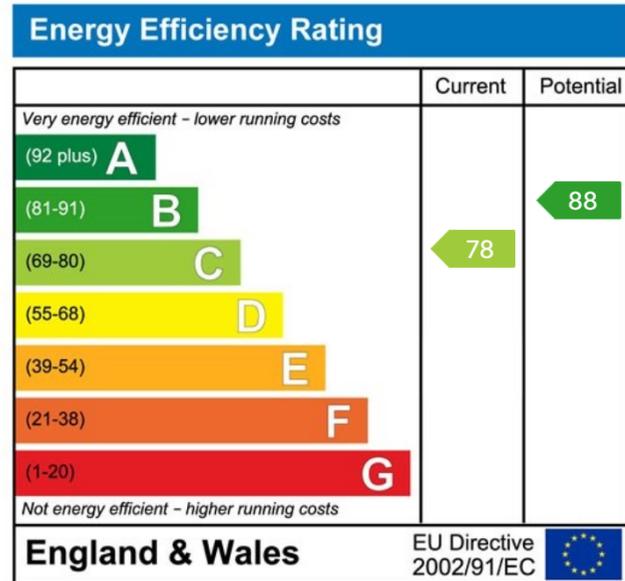
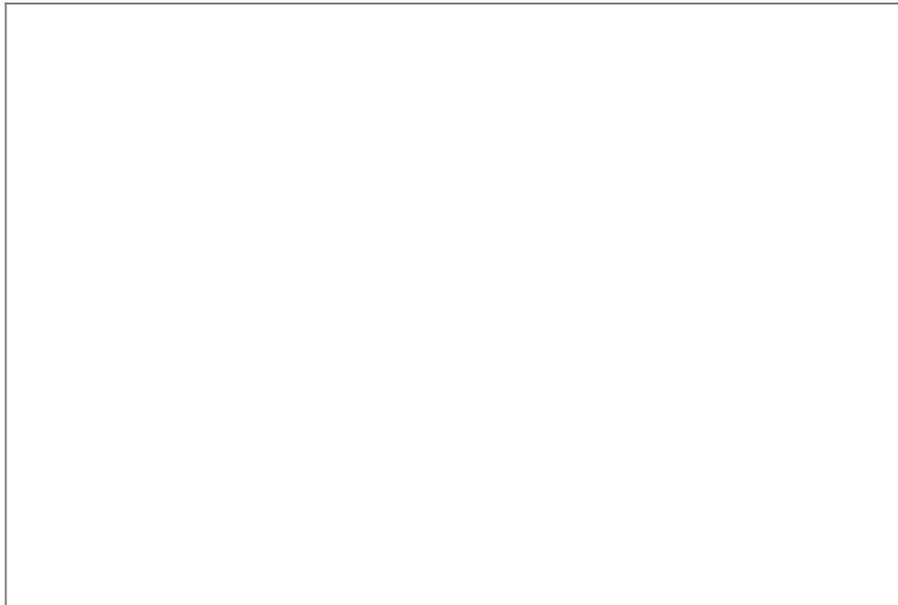
Outside, the property provides a neat frontage and a driveway leading to a single garage, offering convenient parking and storage. The enclosed rear garden is a safe and private space for children to play and for outdoor relaxation.





Total area: approx. 133.7 sq. metres (1439.7 sq. feet)

- Living/Dining Room - 6.55m x 4.85m (21'6" x 15'11") (max)
- Kitchen/Dining Room - 4.85m x 2.51m (15'11" x 8'3")
- Bedroom 1 - 3.43m x 3.53m (11'3" x 11'7")
- Ensuite - 3.43m x 1.22m (11'3" x 4'0")
- Bedroom 2 - 3.66m x 2.59m (12'0" x 8'6")
- Bedroom 3 - 2.74m x 2.16m (9'0" x 7'1")
- Bathroom - 2.59m x 1.85m (8'6" x 6'1")
- Utility Room - 2.01m x 2.46m (6'7" x 8'1")
- Bedroom 4/Study - 3.99m x 2.74m (13'1" x 9'0")
- Garage - 5.18m x 2.74m (17'0" x 9'0")



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

10 Spencer Court, Corby, Northamptonshire, NN17 1NU

