





## Property Description

Located in a well-established residential area, this chain-free three-bedroom mid-terrace property offers spacious accommodation across two floors, ideal for families, first-time buyers, or investors.

Upon entering the property, you are welcomed into a hallway that leads directly into a spacious lounge, which extends over 20 feet in length and benefits from dual aspect windows, creating a bright and airy living space ideal for relaxing or entertaining. The kitchen is positioned at the rear of the property and offers a practical layout with ample worktop and storage space, perfect for everyday cooking and meal preparation.

Upstairs, the layout includes a landing, separate bathroom and toilet, and three bedrooms—each featuring built-in wardrobes, providing excellent storage solutions. The main bedroom offers ample space, while bedrooms two and three are well-proportioned and versatile.

Externally, there is a driveway to the front of the property, enhancing practicality. The rear garden is fully enclosed and low maintenance, ideal for outdoor enjoyment with minimal upkeep.

This property combines generous internal space with practical outdoor features and is offered chain-free, allowing for a smooth and swift transaction.

## Ground Floor

### Entrance Hall

Entrance door to the front, stairs to the first floor.

### Lounge

20' 1" x 9' 8" ( 6.12m x 2.95m )

Windows to the front and rear, feature fire place, coving, picture rail, laminate flooring.

### Kitchen

11' 4" x 7' 10" ( 3.45m x 2.39m )

Door and window to the rear, a range of wall and base units with rolled edge work surfaces, sink drainer with mixer tap, integrated oven and hob with cooker hood, space for washing machine, under stairs storage cupboard, tiled walls, tiled floor, coving.



## First Floor

### Main Bedroom

12' 8" x 10' ( 3.86m x 3.05m )

Window to the front, built in wardrobe.

### Bedroom Two

12' 7" x 7' 8" ( 3.84m x 2.34m )

Window to the front, built in wardrobe.

### Bedroom Three

10' x 6' 11" ( 3.05m x 2.11m )

Window to the rear, built in wardrobe.

### Family Bathroom

Window to the rear, bath with mixer tap and shower attachment, wash hand basin.

### Wc

Window to the rear, low level WC.

### Externally

### To The Front

Pedestrian pathway leading to entrance, gravel.

### Rear Garden

Fully enclosed with timber fencing, patio area, laid to lawn.

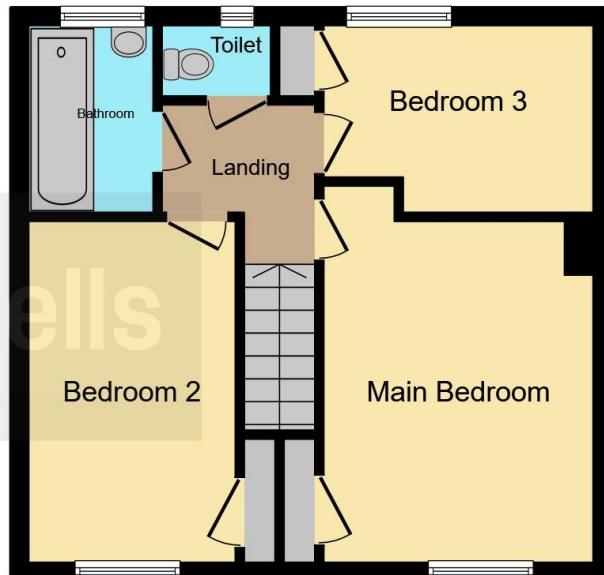








**Ground Floor**



**First Floor**

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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: A

Tenure: Freehold

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