



Applegarth Close, Corby

**STUART  
CHARLES**  
ESTATE AGENTS



# £309,950

Fresh to the market is this immaculately presented three-bedroom detached family home, offered to the market. Occupying a generous plot within the highly sought-after Oakley Vale development, the property is ideally positioned close to a range of well-regarded primary and secondary schools, local shops, amenities, and Corby town centre with direct rail links to London.

This spacious and versatile home is perfectly suited to growing families seeking modern living in a convenient location.

The ground floor offers generous living accommodation comprising two reception rooms, including a bright dual-aspect living room featuring an attractive fireplace and patio doors leading into the garden — creating an ideal space for year-round entertaining and relaxation. There is also a modern fully open plan fitted kitchen/diner with integrated appliances, and a convenient downstairs WC is located in the hall.

To the first floor are two well-proportioned double bedrooms, with the master bedroom benefitting from its own en-suite shower room, alongside a further single bedroom ideal as a nursery, dressing room, or home office. A modern family bathroom and useful airing/storage cupboards complete the accommodation.

Externally, the property enjoys a delightful front garden and large resin driveway that provides off road parking for multiple vehicles, to the rear is a large patio area that leads to a laid lawn and detached summer house, the garden is enclosed by timber fencing to all sides with gated access

- LARGE LOUNGE
- GUEST W.C
- FAMILY BATHROOM AND EN-SUITE BATHROOM
- CLOSE TO SHOPS
- CLOSE TO MAINS BUS ROUTE
- OPEN PLAN KITCHEN/DINER WITH INTEGRATED APPLIANCES
- THREE BEDROOMS
- OFF ROAD PARKING FOR MULTIPLE VEHICLES AND GARAGE
- CLOSE TO PRIMARY AND SECONDARY
- LARGE REAR GARDEN AND SUMMERHOUSE

## Entrance Hall

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

## Guest W.C

Fitted to comprise a two piece suite consisting of a low level pedestal, low level wash hand basin, radiator, double glazed window to front elevation.

## Lounge

17'3 x 11'4 (5.26m x 3.45m)

Double glazed window to front elevation, two radiators, electric fire, Tv point, Telephone point, double glazed French doors to rear elevation.

## Kitchen/Diner

17'4 x 9'1 (5.28m x 2.77m)

Fitted to comprise a range of base and eye level units with a one and half bowl sink and drainer, electric hob and













extractor, electric oven, integrated fridge and freezer, integrated dishwasher, integrated washing machine, wall mounted boiler, double glazed window to front and rear elevation

### **First Floor Landing**

Loft access, stairs rising from ground floor, two storage cupboards, double glazed window to rear elevation, doors to:

### **Bedroom One**

11'7 x 11'4 (3.53m x 3.45m)

Double glazed window to front elevation, radiator, door to:









### **En-Suite**

6'0 x 5'5 (1.83m x 1.65m)

Fitted to comprise a three piece suite consisting of a mains feed shower cubicle, low level pedestal, low level wash and basin, radiator, extractor, double glazed window to front elevation.

### **Bedroom Two**

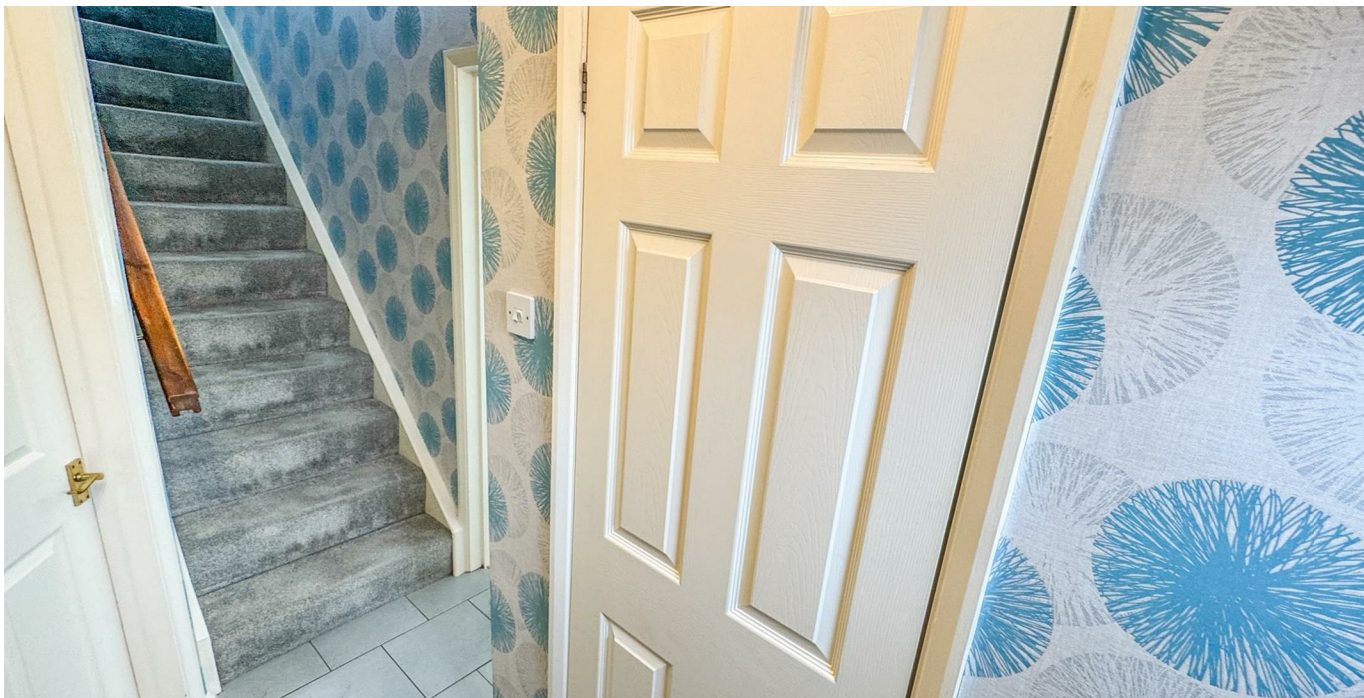
10'4 x 8'7 (3.15m x 2.62m)

Double glazed window to front elevation, radiator.

### **Bedroom Three**

8'6 x 7'2 (2.59m x 2.18m)

Double glazed window to rear elevation, radiator.









## Bathroom

8'4 x 7'0 (2.54m x 2.13m)

Fitted to comprise a three piece suite consisting of a panel bath, low level wash hand basin, low level pedestal, radiator, extractor, double glazed window to front elevation.

## Outside

Front: A split laid lawn leads to a large resin print driveway that provides off road parking and this leads to detached garage.

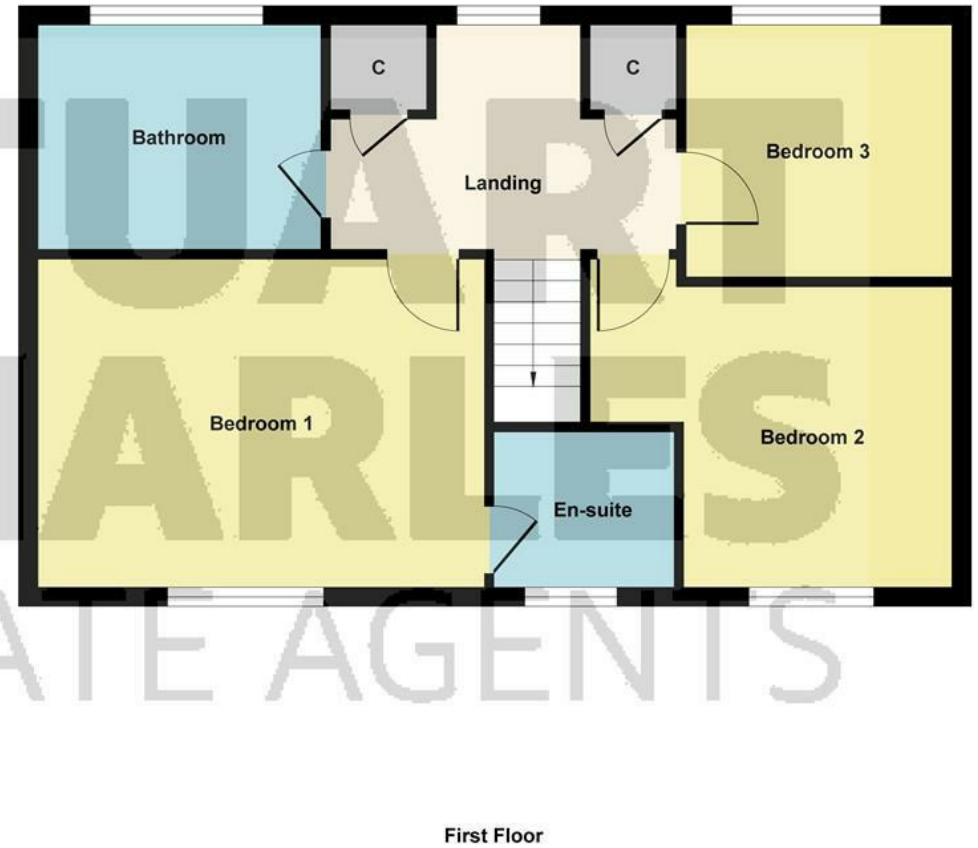
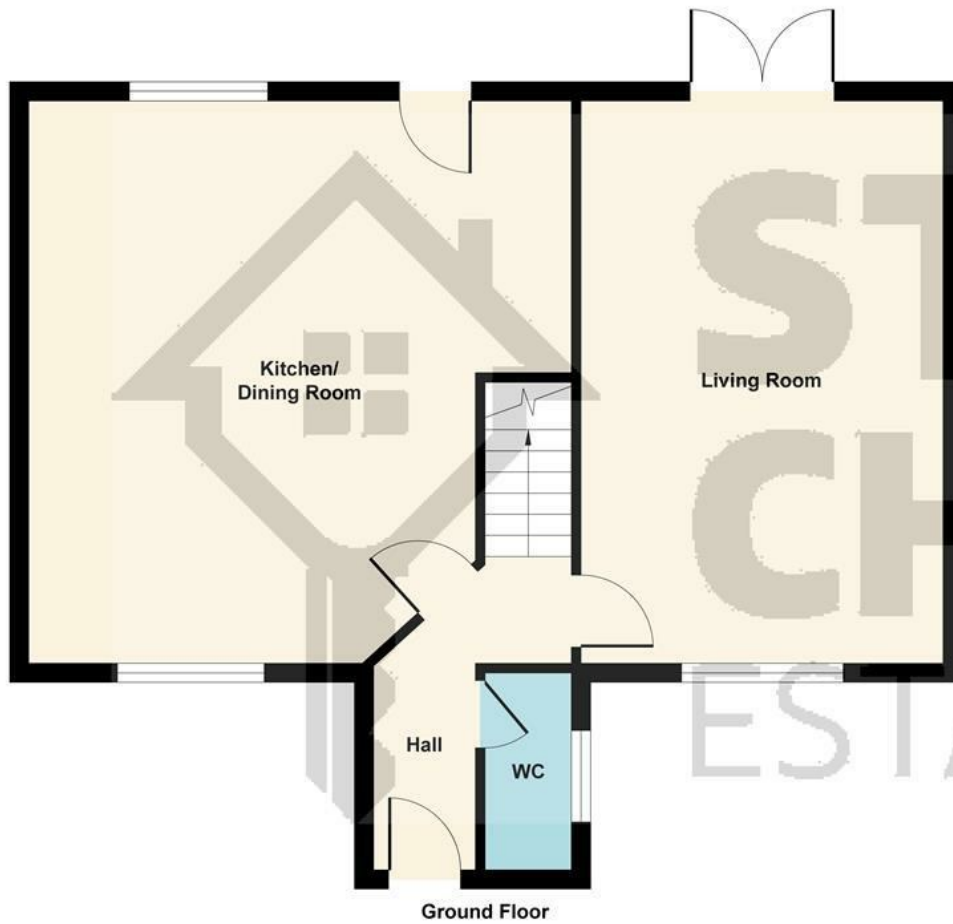
Garage: With up and over door, power and light connected, Ev charging point.















Rear: A large patio area leads onto a laid lawn and this leads to a detached summer house which provides an extra room for a home office or peaceful relaxing area.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| 92 plus <b>A</b>                            |         |           |
| 81-91 <b>B</b>                              |         |           |
| 69-80 <b>C</b>                              |         |           |
| 55-68 <b>D</b>                              |         |           |
| 39-54 <b>E</b>                              |         |           |
| 21-38 <b>F</b>                              |         |           |
| 1-40 <b>G</b>                               |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |