





Property Description

Situated within the highly sought-after village of Little Stanion, this beautifully presented three-bedroom end-terrace home is arranged over three spacious floors and offers versatile living accommodation, making it an ideal purchase for families, professionals or first-time buyers alike.

Upon entering the property, you are welcomed by an entrance hall providing access to a convenient ground floor cloakroom/WC. The ground floor features a modern kitchen/breakfast room with ample space for dining, alongside a versatile family room which could also be utilised as a study, playroom or additional reception room depending on individual requirements.

The first floor is dedicated to relaxation and entertaining, comprising a generous living room with French doors opening onto Juliette balcony, creating a bright and airy living space. Also located on this floor is the third bedroom, offering flexible accommodation for guests, children or home working.

To the second floor, the property boasts two further well-proportioned bedrooms, including the principal bedroom benefiting from its own en-suite shower room. A modern family bathroom serves the remaining bedrooms and completes the accommodation.

Externally, the property enjoys a private rear garden, ideal for outdoor entertaining and family enjoyment. Further benefits include a separate garage and off-road parking,

providing practical storage and secure parking facilities.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Ground Floor

Entrance Hall

External door to the side.

Kitchen / Breakfast Room

Windows to the front and side, a range of wall and base units with rolled edge work surfaces, 1.5 sink drainer with mixer tap, integrated oven and hob with cooker hood and splash back, integrated appliances, tiled flooring, radiator.

Family Room

Window and external door to the rear, under stairs storage cupboard, laminate flooring, radiator.

Cloak Room

Wash hand basin, low level WC tiled splash back and flooring, radiator.

First Floor

Living Room

French patio doors to the front with Juliette balconies, window to the side, carpet flooring, radiator.

Bedroom Three

Windows to the rear and side, carpet flooring, radiator.

Second Floor

Landing

Airing cupboard.

Landing

Airing cupboard.

Bedroom One

Windows to the front and side, carpet flooring, radiator.

Ensuite

Walk in shower cubicle, wash hand basin set in vanity unit, low level WC, tiled walls.

Bedroom Two

Windows to the side and rear, carpet flooring, radiator.

Family Bathroom

Bath with mixer tap and shower attachment, wash hand basin, low level WC, tiled flooring and splash backs, radiator.

Externally

Rear Garden

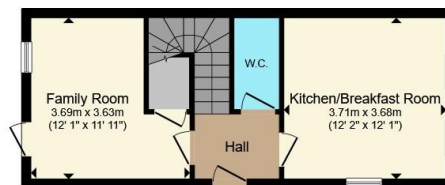
Landscaped rear garden, fully enclosed with gated side access, laid to lawn, decorative stone borders and pathway.

Single Garage And Driveway

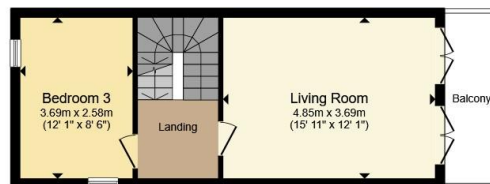




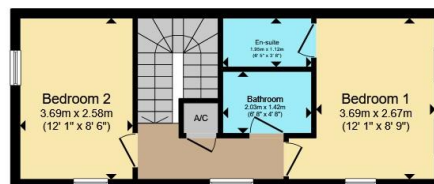




Ground Floor



First Floor



Second Floor

Total floor area 104.9 m² (1,130 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: Awaited
Council Tax Band: C

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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