



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

14 Robin Road, Corby, Northamptonshire, NN18 8FH

Offers Over £280,000

4 2 1



"Better than Brand New!"

Well located within Oakley Vale, this end town house is conveniently positioned for many local amenities. Offered for sale with a stunning interior, the well presented accommodation features many upgrades which add to the stylish and comfortable interior. The accommodation comprises entrance hall, guest WC, smart fitted kitchen and a living/ dining room. The first floor leads to three bedrooms and the family bathroom while the top floor is dedicated to the main bedroom with en-suite shower room.

Outside there is driveway parking for two cars, single garage, well maintained front and rear gardens.

**Description:**

This superbly presented town house is being offered for sale in standout condition and is well located within Oakley Vale, which offers an excellent range of local amenities and strong schooling options.

This property has been thoughtfully improved and maintained and offers generously sized living accommodation set over three floors.

Welcoming entrance hall with the stairs rising to the first floor landing and access to the guest WC.

The kitchen is fitted with a modern range of eye and base level units with roll top work surfaces incorporating a single drainer sink with a mixer tap, gas hob with extractor hood above, fitted oven, space and plumbing for a dishwasher and washing machine, space for a fridge/freezer, built in breakfast bar, underfloor heating and ceramic tiled splash backs.

Rear facing living/dining room with engineered oak flooring and access to the rear garden via UPVC double glazed patio doors.

On the first floor there are three well proportioned bedrooms with bedrooms two and three benefitting from fitted wardrobes.

Family bathroom fitted with a white three piece suite to comprise of a panel enclosed bath, wash hand basin set on a vanity style unit with cupboards under, close coupled WC and ceramic tiled wall surrounds.

On the second floor there is the main bedroom with fitted wardrobes, engineered oak flooring and benefits from a contemporary en-suite shower room fitted with a shower cubicle, close coupled WC, wash hand basin, ceramic tiled splash backs and underfloor heating.

**Outside:**

The property offers a neat frontage which is laid to lawn with accompanying floral and herbaceous borders. A driveway to the front provides ample off road parking and access to the single garage which benefits from power and lighting. There is an EV charging point to the front. The rear garden has been attractively landscaped with a timber deck patio seating area with a pergola and main lawn accompanied by herbaceous and floral borders and fully enclosed by timber panel fencing.





- Lounge/Diner - 4.34m x 4.98m (14'3" x 16'4") max
- Kitchen - 2.49m x 3.12m (8'2" x 10'3")
- Bedroom Two - 3.73m x 2.57m (12'3" x 8'5")
- Bedroom Three - 3.18m x 2.57m (10'5" x 8'5")
- Bedroom Four - 2.64m x 1.93m (8'8" x 6'4")
- Bathroom - 1.91m x 1.7m (6'3" x 5'7")
- Bedroom One - 4.88m x 4.01m (16'0" x 13'2")
- En-suite - 3.81m x 1.83m (12'6" x 6'0")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	79	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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

