



40 Violet Close, Corby, NN18 8NW



**STUART
CHARLES**
ESTATE AGENTS

£245,000

Stuart Charles are delighted to offer FOR SALE this three bedroom family home located in the desirable area of Oakleyvale. Situated a short walk from Oakley Vale shops and the primary and secondary schools an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, guest W.C, modern kitchen and a large open plan lounge/diner. To the first floor are three good sized bedrooms and a modern three piece family bathroom. Outside to the front is a large driveway which provides off road parking for multiple vehicles and leads to a garage, a large gravel area provides an extra parking area for further vehicles. To the rear a patio area leads up onto a laid lawn and to a raised decking area with the garden being enclosed by timber fencing to all sides. Call now to view!!.

- MODERN KITCHEN
- GUEST W.C
- MODERN BATHROOM
- LARGE GRAVEL AREA PROVIDES FURTHER OFF ROAD PARKING FOR EXTRA VEHICLES
- WALKING DISTANCE TO OAKLEYVALE SHOPS
- LARGE LOUNGE/DINER
- THREE GOOD SIZED BEDROOMS
- OFF ROAD PARKING FOR MULTIPLE VEHICLES LEADING TO GARAGE
- LARGE REAR GARDEN WITH PATIO AND DECKED AREA
- WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOLS

Entrance Hall

Entered via a double glazed door, radiator, stairs leading 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, extractor fan.

Kitchen

10'2 x 7'8 (3.10m x 2.34m)

Fitted to comprise a range of base and eye level units with a a one and a half bowl steel sink and drainer, gas hob with extractor, electric oven, space for free standing fridge/freezer, space for automatic washing machine, integrated dishwasher, wall mounted boiler, double glazed window to front elevation.







Lounge/Diner

16'4 x 14'6 (4.98m x 4.42m)

Double glazed French doors and window to rear elevation, two radiators, TV and telephone points, understairs storage cupboard.

First Floor Landing

Loft access, airing cupboard, doors to:

Bedroom One

12'8 x 8'10 (3.86m x 2.69m)

Double glazed window to front elevation, radiator, built in double wardrobe, Tv and telephone point, storage cupboard over stairs.





Bedroom Two

11'2 x 8'2 (3.40m x 2.49m)

Double glazed window to front elevation, radiator.

Bedroom Three

8'10 x 6'0 (2.69m x 1.83m)

Double glazed window to front elevation, radiator.

Bathroom

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

Outside

Front: A large driveway provides off road parking for





multiple vehicles and leads to a garage, EV charging point.

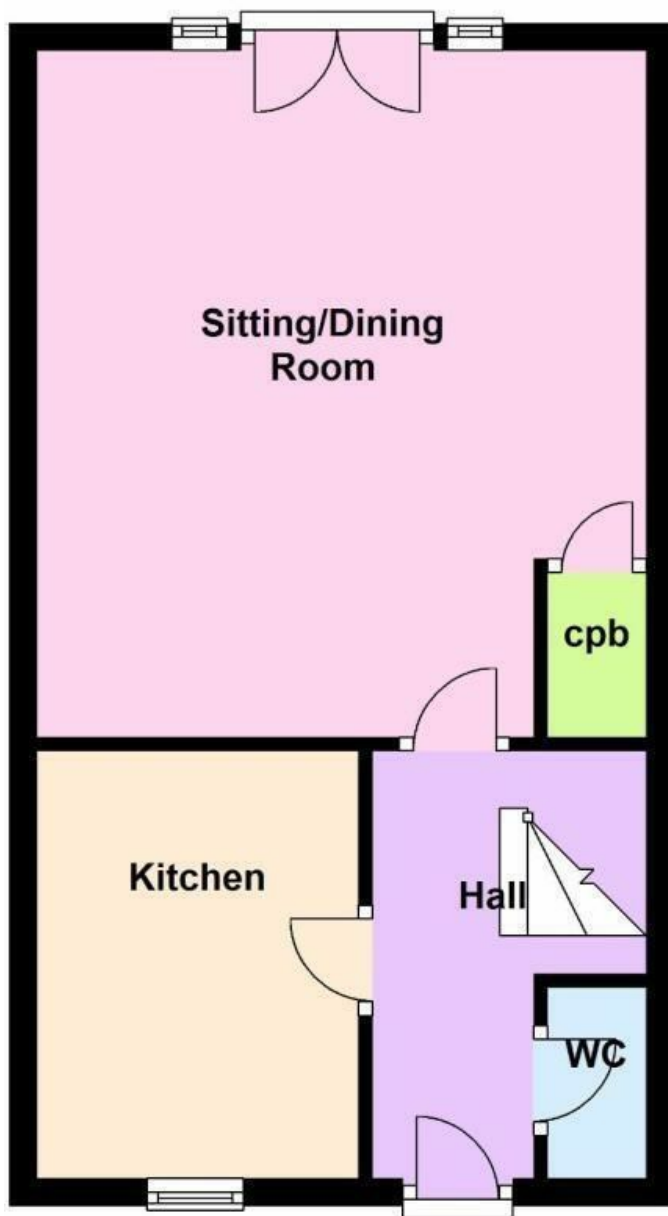
Garage: With up and over door, pedestrian door to garden, power and lighting.

Rear: A large patio area leads to a laid lawn and to a raised decking area, the entire garden is enclosed by timber fencing to all sides.

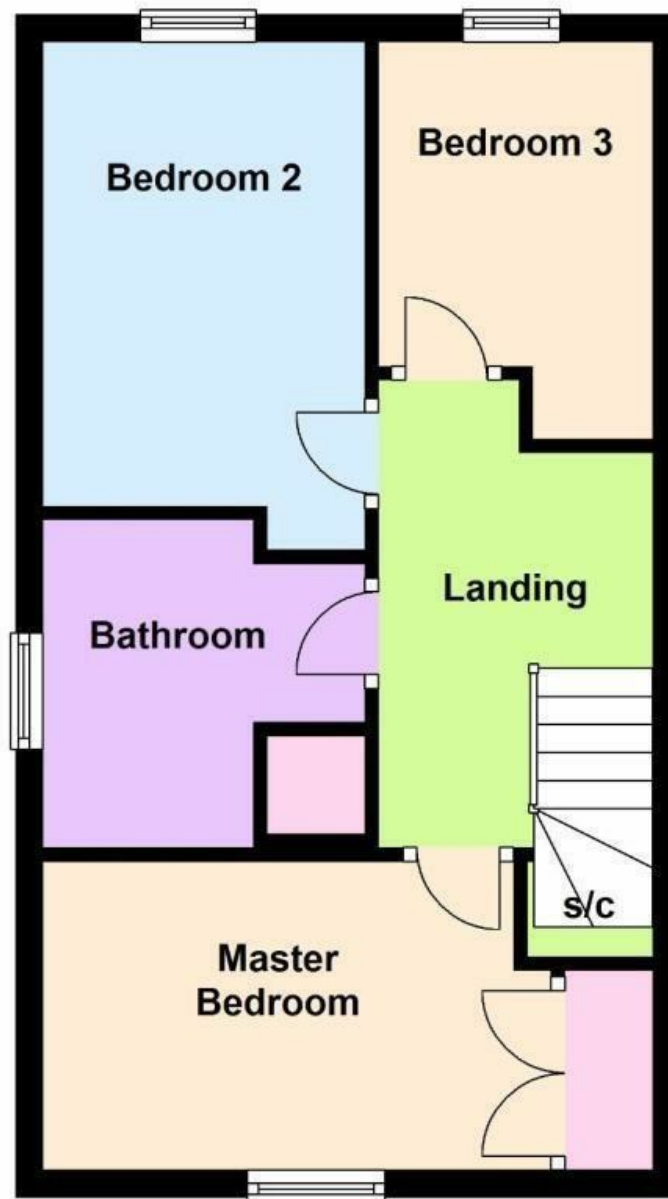




Ground Floor



First Floor



Floor plan not to scale - for guidance purposes only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		