



46 Oxford Road, Corby, NN17 2TQ



**STUART
CHARLES**
ESTATE AGENTS

£250,000

Stuart Charles are delighted to offer FOR SALE this FOUR bedroom family home located in the Lodge park area of Corby. Situated a short walk away from multiple schools, shops and the town centre as well as many more an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, dining room, lounge, modern kitchen and a utility/breakfast room. To the first floor are four good sized rooms and a three piece family bathroom. Outside to the front a large block paved driveway provides off road parking for multiple vehicles. To the rear a large patio area leads to a outside W.C and laid lawn while the garden is enclosed by timber fencing to all sides. Call now to view!!.

- GOOD SIZED LOUNGE
- MODERN GALLEY KITCHEN
- FOUR GOOD SIZED BEDROOMS
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- WALKING DISTANCE TO MULTIPLE PRIMARY AND SECONDARY SCHOOLS
- SEPARATE DINING ROOM
- BREAKFAST/UTILITY ROOM
- THREE PEICE FAMILY BATHROOM
- GOOD SIZED WEST FACING REAR GARDEN
- WALKING DISTANCE TO TOWN CENTRE AND BOATING LAKE

Entrance Hall

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

Dining Room

11'9 x 9'3 (3.58m x 2.82m)

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

Living Room

16'7 x 10'9 (5.05m x 3.28m)

Double glazed window to rear elevation, radiator, tv point, telephone point, door to:

Kitchen

10'7 x 7'7 (3.23m x 2.31m)

Fitted to comprise a range of base and eye level units with a single sink and drainer, space for free standing range cooker, space for automatic washing







machine, integrated dishwasher, double glazed window and door to rear elevation, archway to:

Utility/Breakfast Room

11'8 x 8'2 (3.56m x 2.49m)

Fitted to comprise a range of base and eye level units with space for a free standing fridge/freezer, space for a condensing dryer, under stairs storage space, double glazed window and door to front elevation, radiator, door to hallway.

First Floor Landing

Loft access, airing cupboard, doors to:





Bedroom One

12'8 x 9'8 (3.86m x 2.95m)

Double glazed window to front elevation, radiator, built in wardrobe.

Bedroom Two

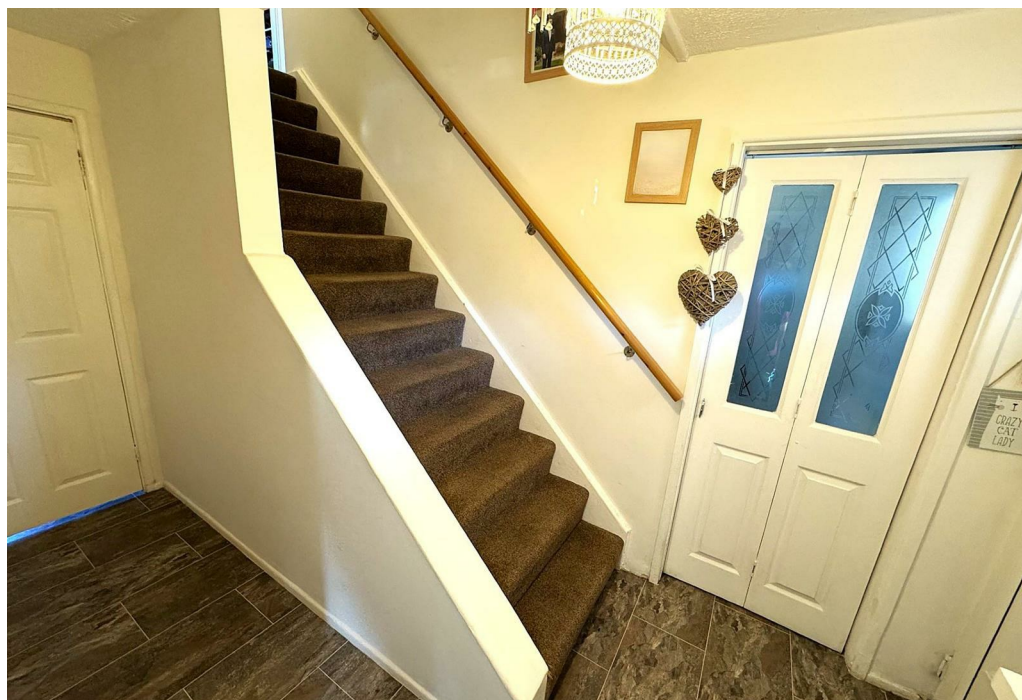
13'1 x 8'7 (3.99m x 2.62m)

Double glazed window to rear elevation, radiator. Please not no picture is available due to decoration works.

Bedroom Three

11'11 x 10'01 (3.63m x 3.07m)

Double glazed window to rear elevation, radiator.





Bedroom Four

8'9 x 7'7 (2.67m x 2.31m)

Double glazed window to front elevation, radiator.

Bathroom

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

Outside

Front: A large block paved driveway provides off road parking for multiple vehicles and is enclosed by low level brick wall.

Rear: A patio area leads onto a laid lawn and to a low







First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



maintenance area to the rear, a brick built W.C is also located to one side while the garden is enclosed by timber fencing to all sides.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(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