



43 Garston Road, Corby, NN18 8NG



**STUART  
CHARLES**  
ESTATE AGENTS

## Offers in excess of £298,000

Stuart Charles are delighted to offer for sale this fully refurbished three bedroom detached home located on the in demand Oakley Vale area of Corby. Situated close to several schools and a shopping area, an early viewing is recommended to avoid missing out on this home. The accommodation to the ground floor comprises of an entrance hall, bay fronted lounge, guest WC, a refitted kitchen, dining area, and play room. To the first floor are three good sized bedrooms with a refitted shower-room and en-suite. Outside to the front an extended driveway provides parking for several vehicles with mature bushes and plants borders. To the rear this south facing garden is split onto three levels, with a mixture of patio and laid lawn, and is enclosed by timber fencing to all sides with side gated access to the front. There is also a lean to shed to the side of the property. Call now to book a viewing!!

- DRIVEWAY WITH ELECTRIC CHARGING PORT
- MODERN COMBI BOILER
- EXTENDED LIVING SPACE
- UTILITY ROOM
- LANDSCAPED GARDEN
- WELL PRESENTED THROUGHOUT
- REFITTED SHOWER ROOM AND EN-SUITE
- NEW KITCHEN WITH NEFF APPLIANCES
- DOWNSTAIRS GUEST WC

### Entrance Porch

Entered via a double glazed door, door to:

### Lounge

16'1" x 10'9" (4.92m x 3.30m)

Double glazed bay window to front elevation, radiator, tv point, telephone point, radiators, doors to:

### Kitchen

8'2" x 8'3" (2.51m x 2.54m)

Featuring a range of base and eye level

units with a Belfast sink, induction hob with electric oven and extractor, integrated fridge/freezer, space for dishwasher, radiator, double glazed window to rear elevation, opening to dining room:

### Dining Area

10'10 x 8'6 (3.30m x 2.59m)

Radiator, opening to:







## Play Room

10'10" x 10'1" (3.30m x 3.07m)

Double glazed window to rear and side elevation, double glazed French doors to the side elevation with access to the garden, radiator.

## Inner Hall

Stairs rising to first floor landing.

## Guest WC

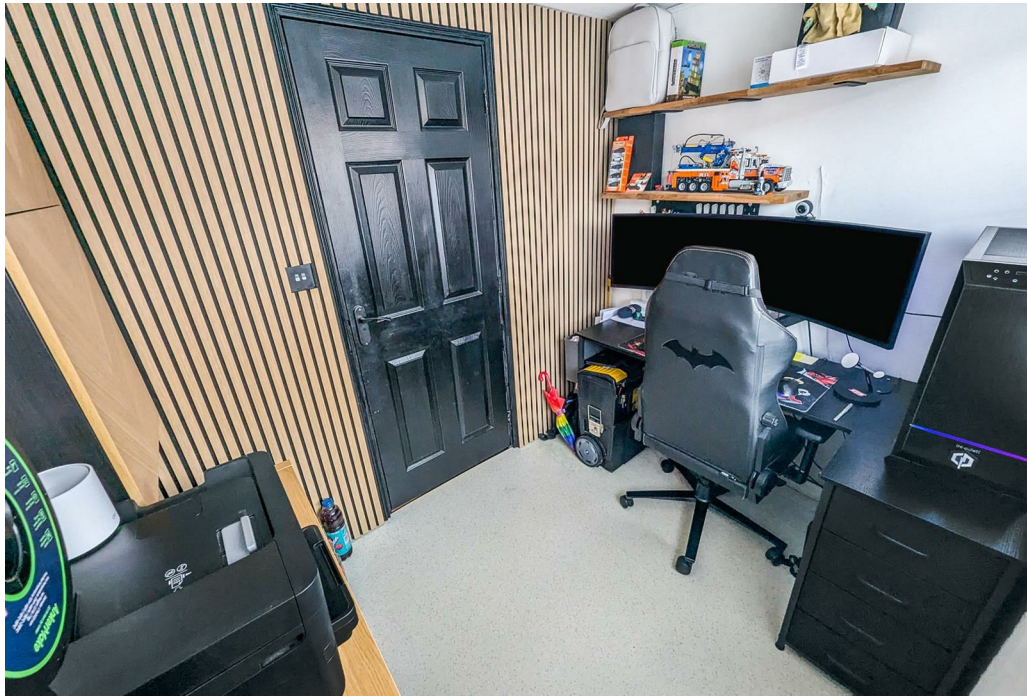
Featuring a two piece suite with a low level pedestal, low level wash hand basin, radiator.

## Utility Room

10' x 8'1" (3.05m x 2.46m)

Fitted with base and eye level units, space for white goods, wall mounted boiler, radiator, door to:





### Office

5'x 8'1 (1.52mx 2.46m)

Double glazed window to the front elevation.

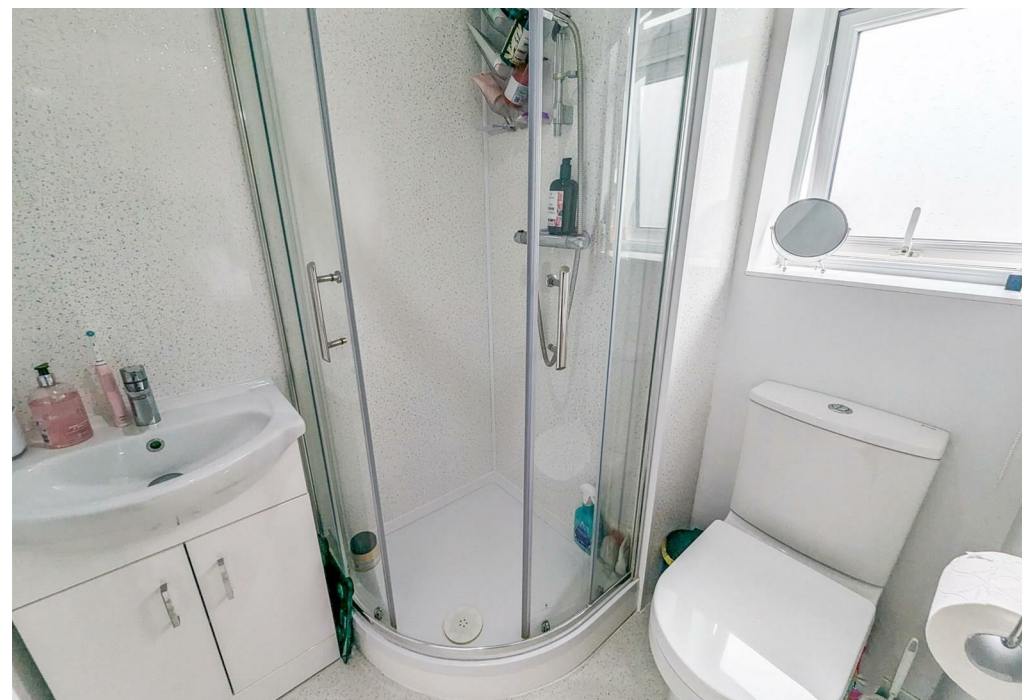
### Landing

Loft access, double glazed window to side elevation, airing cupboard:

### Bedroom One

11'10" x 9'1" (3.63m x 2.79m)

Double glazed window to the rear elevation, double built in wardrobes, radiator.





### En-Suite

6'0" x 4'9" (1.83m x 1.47m)

Featuring a three piece white suite with shower cubicle, low level wash hand basin, low level pedestal, radiator, double glazed window to the rear elevation, extractor fan, electric

### Bedroom Two

13'1 max x 10'5 max (3.99m max x 3.18m max)

Two double glazed windows to the front elevations, radiator.

### Bedroom Three

8'3" x 7'4" (2.54m x 2.26m)

Double glazed window to the front elevation, radiator.







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

## Shower-Room

8'5" x 5'1" (2.59m x 1.55m)

Featuring a three piece suite with a walk-in shower tray, low level wash hand basin with vanity units and pedestal, towel radiator, double glazed window to rear elevation.

## Outside

To the front an extended driveway provides parking for several vehicles with mature bushes and plants borders.

To the rear this south facing garden is split onto three levels, with a mixture of patio and laid lawn, and is enclosed by timber fencing to all sides with side gated access to the front. There is also a lean to shed to the side of the property

