



40 Rose Close, Corby, NN18 8PA

£265,000

Stuart Charles are delighted to offer for sale this three bedroom semi detached home located in the Oakley Vale area of Corby. Situated a short walk from shops and several 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, lounge/diner and modern kitchen. To the first floor are three good sized bedrooms, a three piece family bathroom. Outside to the front is a low maintenance gravel area which is enclosed by a metal fence surround, with side gated access to the garden. To the rear is a low maintenance garden with a mixture of decking and gravel areas, all enclosed by timber fencing to all sides, rear gated access leads to the driveway and garage. Call now to view!!.

- NO CHAIN
- LARGE LANDSCAPED GARDEN WITH HOT-TUB
- WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOLS
- SMART FEATURES WITH THE HOUSE
- MEDIA WALL WITH BUILT IN SPEAKERS
- GARAGE AND PARKING
- QUIET CUL-DE-SAC LOCATION WITH GREENSPACE VIEWS TO THE FRONT
- MUCH IMPROVED BY THE CURRENT OWNER
- MODERN SECURITY SYSTEM
- CLOSE TO SHOPS

Entrance Hall

Double glazed door to front elevation, double glazed window to front, stairs rising to first floor.

Guest WC

7'1" x 2'9" (2.18m x 0.85m)

Double glazed window to front elevation, low level WC, pedestal wash hand basin, radiator, consumer unit, alarm.

Lounge/Diner

17'9" x 13'7" (5.41m x 4.14m)

Double glazed bay window to front, double glazed window to front, double glazed French doors to rear, wooden flooring, radiator, storage cupboard.

Kitchen

10'4" x 9'3" (3.15m x 2.83m)

Double glazed window to rear. Kitchen comprising of wall and base units, work surfaces over, electric oven, four ring







gas hob, cooker hood over, tiled splashbacks, stainless steel bowl and half sink with drainer, space for fridge/freezer, space for washing machine, space for dishwasher, tiled flooring, radiator.

Landing

Double glazed window to front elevation, radiator, airing cupboard, loft access.

Bedroom One

10'9" x 10'4" (3.3m x 3.16m))

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





Bedroom Two

10'9" x 9'11" (3.3m x 3.03m)

Double glazed window to rear elevation, radiator.

Bedroom Three

9'7" x 6'0" (2.94m x 1.85m)

Double glazed window to front elevation, radiator.

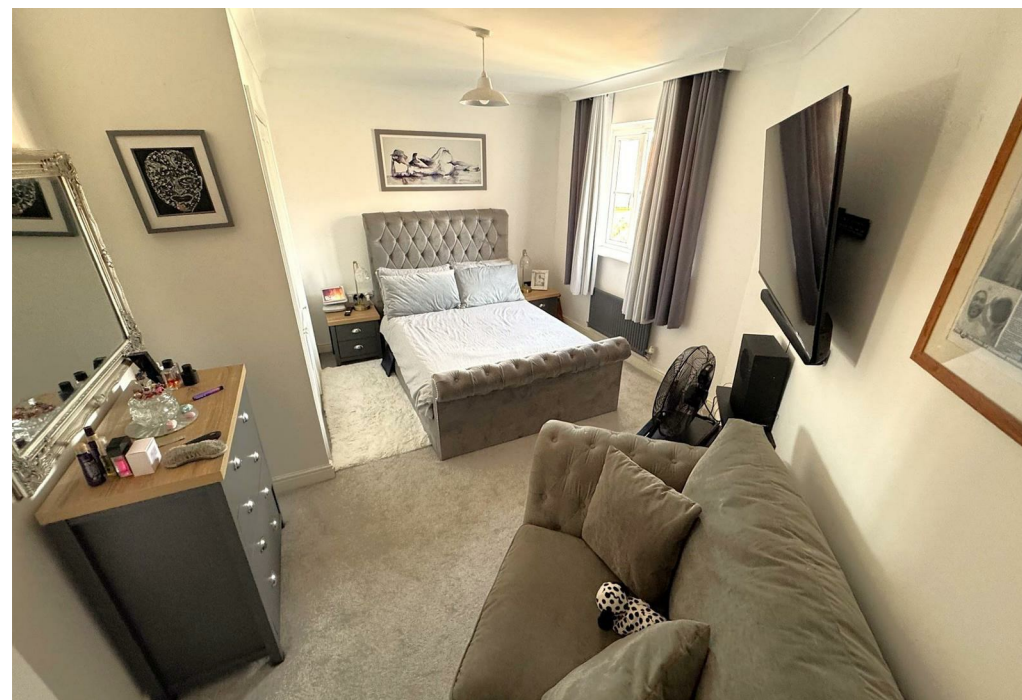
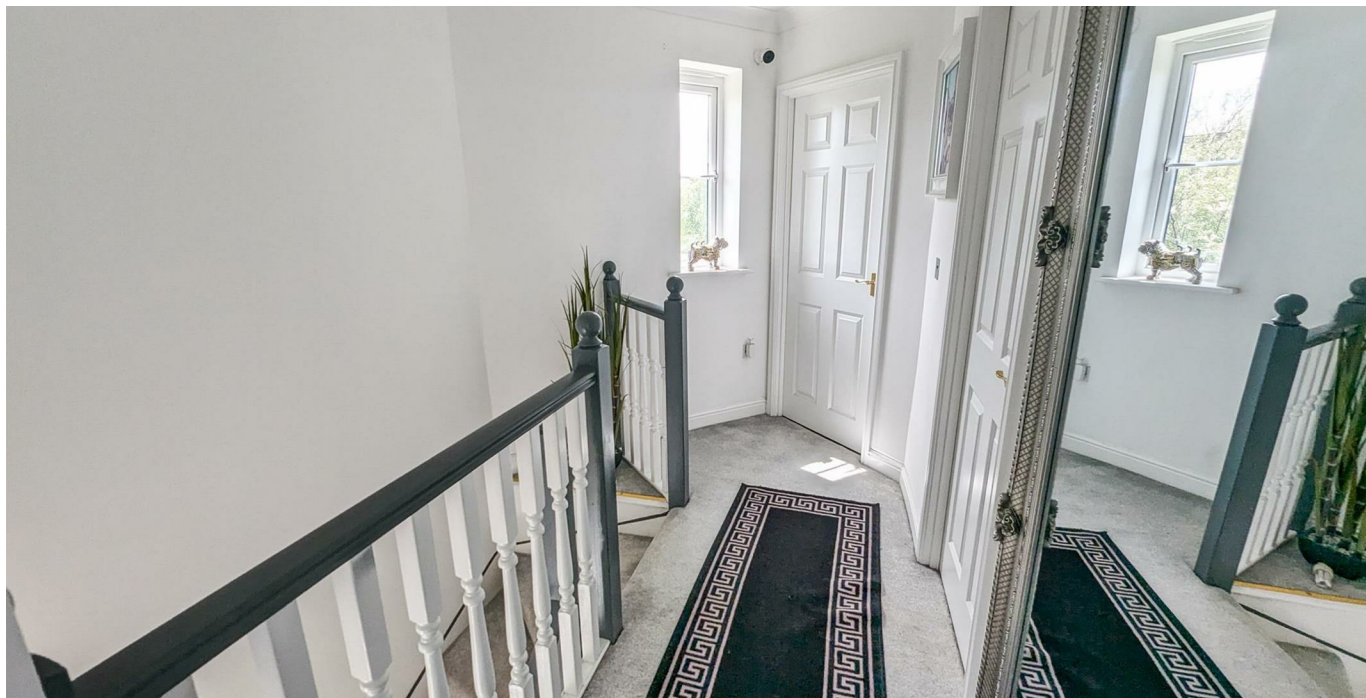
Bathroom

6'9" x 6'9" m (2.07m x 2.07 m)

Double glazed window to front elevation, panelled bath, shower over, low level WC, pedestal wash hand basin, part tiled walls, vinyl to flooring, radiator, extractor fan, shave point.

Outside

Garage





Up and over doors, power and lights, range electric cooker, consumer unit.







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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	78	
(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