



115 Butland Road, Corby, NN18 8RT



**STUART
CHARLES**
ESTATE AGENTS

£260,000

Stuart Charles are delighted to offer for sale this three/four bedroom family home located on the desirable Oakley vale area of Corby. Located in a cul-de-sac and positioned close to local schools and shops this home is ideal for anyone. The accommodation to the ground floor comprises of an entrance hall with storage cupboard, W.C, open plan office space, and large open plan kitchen/diner/family room with an opening to the garden room. To the first floor is the lounge with a Juliet balcony, bedroom one, and a three piece bathroom. To the second floor are two further double bedrooms and a three piece bathroom. Outside to the front a driveway provides of road parking and leads to a garage, while to the rear a patio area leads onto a laid lawn and is enclosed by timber fencing to all sides. An early viewing is recommended to avoid disappointment.

- THREE DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- WALKING DISTANCE TO LOCAL SHOPS
- CLOSE TO LOCAL PRIMARY AND SECONDARY SCHOOLS
- OPPOSITE AN OPEN GREEN SPACE
- NO CHAIN
- OFF ROAD PARKING AND GARAGE
- QUIET CUL-DE-SAC LOCATION
- WALKING DISTANCE TO MAIN BUS ROUTE

Entrance Hall

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

Study

9'6 x 6'0 (2.90m x 1.83m)

Double glazed window to front elevation, telephone point, radiator.

Kitchen/Diner

19'10 x 16'2 (6.05m x 4.93m)

Re-fitted to comprise a range of base and eye level units with a one and a half bowl sink and drainer, double electric oven, electric hob and extractor hood, integrated fridge/freezer, integrated washing machine, breakfast bar, space for dining table, radiator, double glazed French doors to rear.







Garden Room

11'7 x 8'10 (3.53m x 2.69m)

Double glazed door to the rear elevation.

First Floor Landing

Stairs rising from ground floor, doors to:

Lounge

13'4 x 13'0 (4.06m x 3.96m)

Juliet balcony, double glazed French doors to rear, tv point, telephone point, radiator.

Bedroom One

13' x 9'4 (3.96m x 2.84m)

Two double glazed windows to front elevation, tv point, radiator, door to:





Second Floor Landing

Stairs rising from first floor landing, doors to:

Bedroom Two

13'0 x 11'4 (3.96m x 3.45m)

Double glazed window to rear elevation, radiator, airing cupboard.

Bedroom Three

13'0 x 8'4 (3.96m x 2.54m)

Double glazed window to front elevation, radiator.





Bathroom

9'7 x 5'11 (2.92m x 1.80m)

Featuring a three piece suite with a spa bath with shower over, low level wash hand basin with vanity unit, low level pedestal, radiator, double glazed window to side elevation.

Outside

Front: A low maintenance driveway provides off road parking and leads to a garage.

Garage: With up and over door, power and light connected, pedestrian door to garden, over head storage.





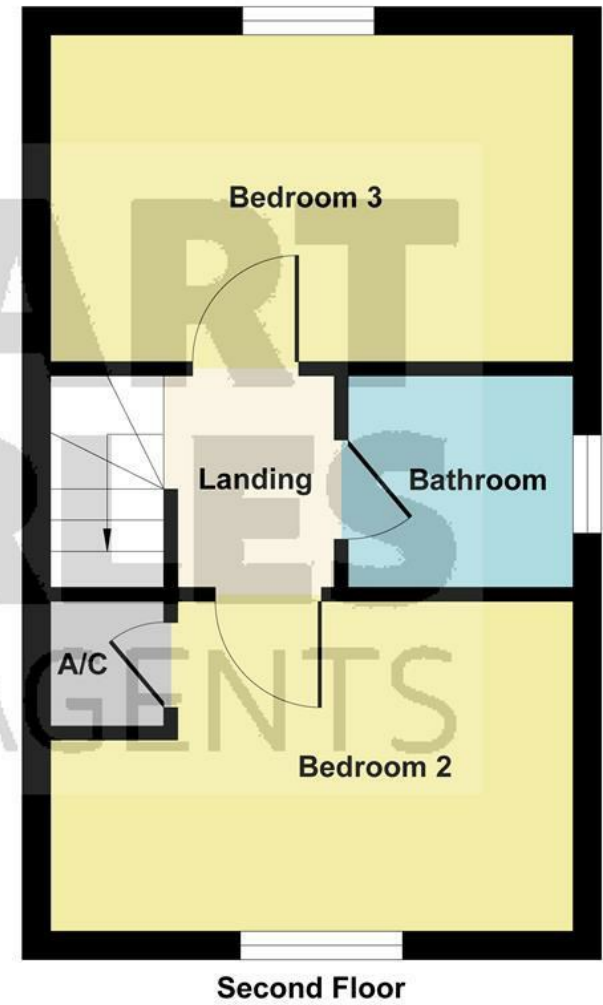
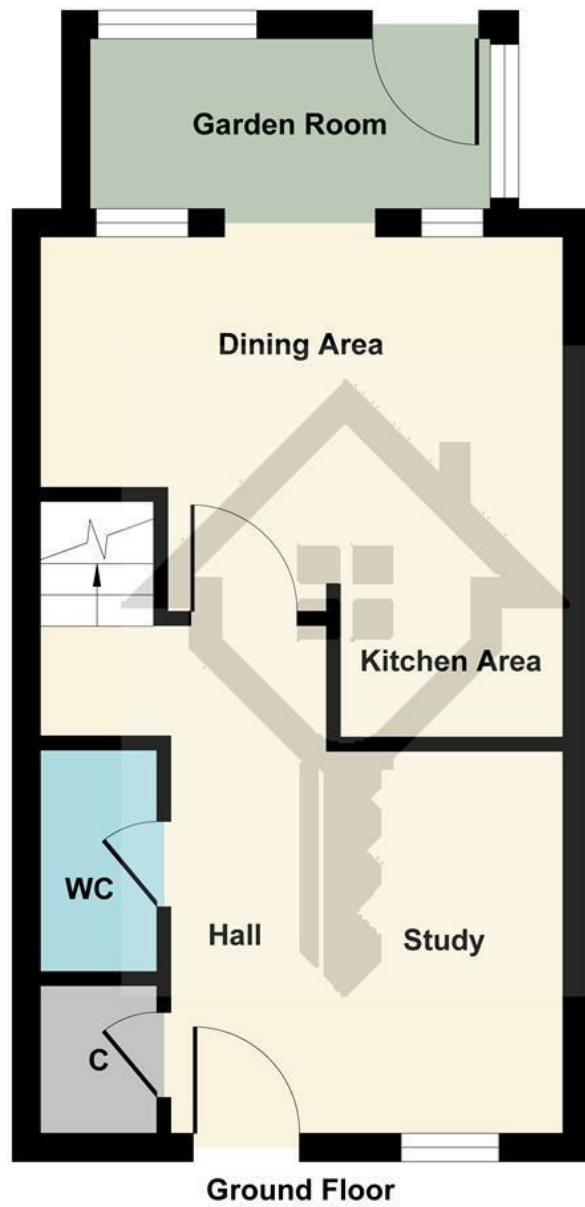


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Rear: A large patio leads onto a laid lawn and 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		89
(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