



2 Oxford Road, Corby, NN17 2TH



**STUART
CHARLES**
ESTATE AGENTS

£279,995

Stuart Charles are delighted to offer FOR SALE this FOUR bedroom EXTENDED family home located in the Lodge park area of Corby. Being situated a short walk to multiple primary and secondary schools as well as multiple shopping area's and open green spaces an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, office, open plan lounge/diner, conservatory and an open plan kitchen/diner with integrated appliances. To the first floor are four good sized bedrooms and a three piece family bathroom, three bedrooms also benefit from built in wardrobes while the master bedroom also benefits from a three piece en-suite double shower room. Outside to the front is a large laid lawn enclosed by timber fencing to all sides with gated access to the rear. To the rear a large patio area leads down to a further patio area which is covered by a pergola and this leads to a low maintenance laid lawn, the entire garden is enclosed by timber fencing to all sides. Call now to view!!.

- DOUBLE STOREY EXTENSION
- OPEN PLAN LOUNGE/DINER
- OPEN PLAN KITCHEN/DINER
- THREE PIECE FAMILY BATHROOM
- GOOD SIZED GARDEN
- OFFICE
- CONSERVATORY
- FOUR GOOD SIZED ROOMS
- THREE PIECE EN-SUITE
- WALKING DISTANCE TO SCHOOLS, SHOPS AND OPEN GREEN SPACES

Entrance Hall

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

Office

10'8 x 4'7 (3.25m x 1.40m)

Storage cupboard, double glazed window to front elevation, radiator.

Dining Area

9'8 x 8'7 (2.95m x 2.62m)

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

Lounge

14'24 x 10'84 (4.27m x 3.05m)

Double glazed French doors to rear elevation, Tv point, Telephone point, radiator, doors to:

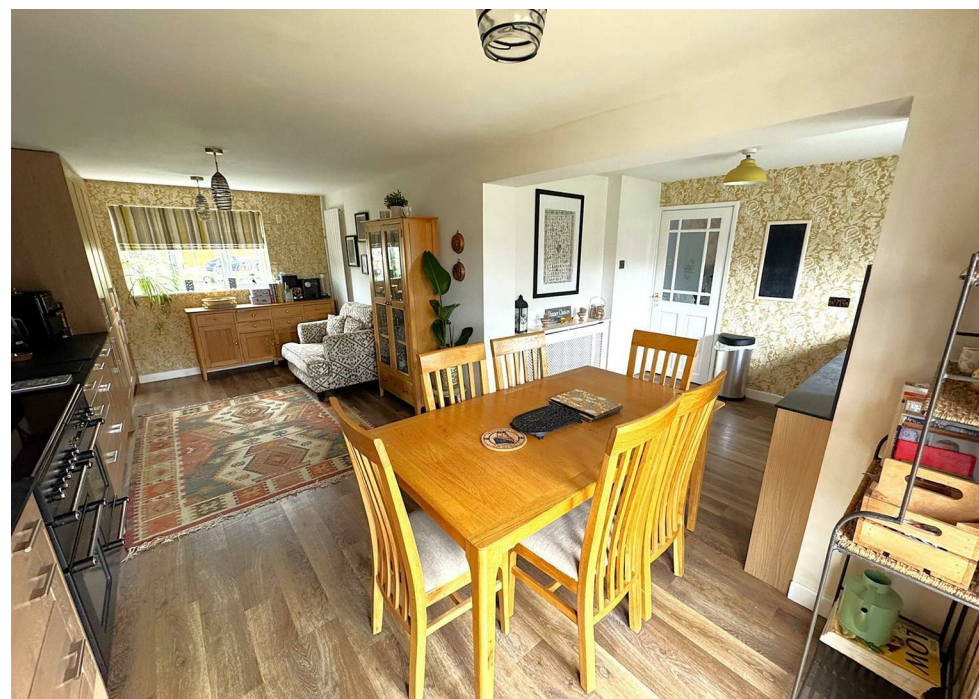
Conservatory

Brick built base, double glazed windows and doors to rear elevation, radiator.

Kitchen/Diner

20'11 x 10'0 (6.38m x 3.05m)

Fitted to comprise a range of base and







eye level units with a single sink and drainer, space for free standing range cooker, integrated fridge and freezer, integrated washing machine, integrated tumble dryer, integrated washing machine, radiator, double glazed windows to front and rear elevation, double glazed French doors to rear elevation, wall mounted boiler.

First Floor Landing

Loft access, doors to:

Bedroom One

14'5 x 9'8 (4.39m x 2.95m)

Double glazed window to front elevation, radiator, built in double wardrobes, door to:





En-Suite

9'6 x 3'9 (2.90m x 1.14m)

Fitted to comprise a three piece suite consisting of a mains feed double shower cubicle with waterfall shower, low level pedestal, low level wash hand basin, radiator, double glazed window to rear elevation.

Bedroom Two

12'4 x 10'4 (3.76m x 3.15m)

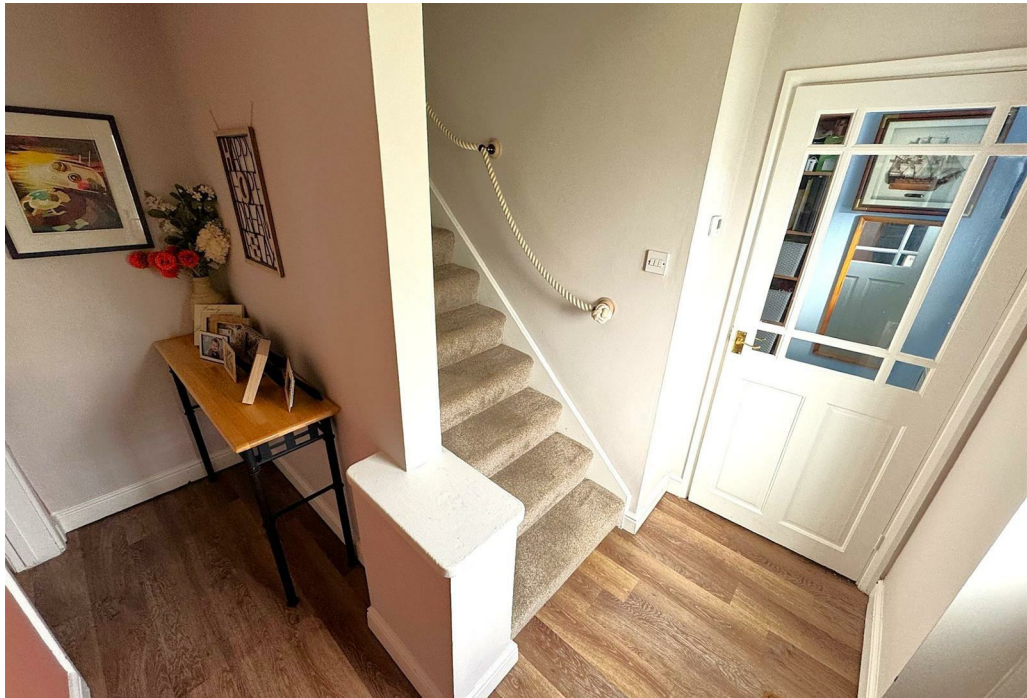
Double glazed window to front elevation, radiator, built in wardrobes.

Bedroom Three

12'6 x 7'97 (3.81m x 2.13m)

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





Bedroom Four

11'6 x 5'7 (3.51m x 1.70m)

Double glazed window to front elevation, radiator.

Bathroom

8'6 x 5'87 (2.59m x 1.52m)

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

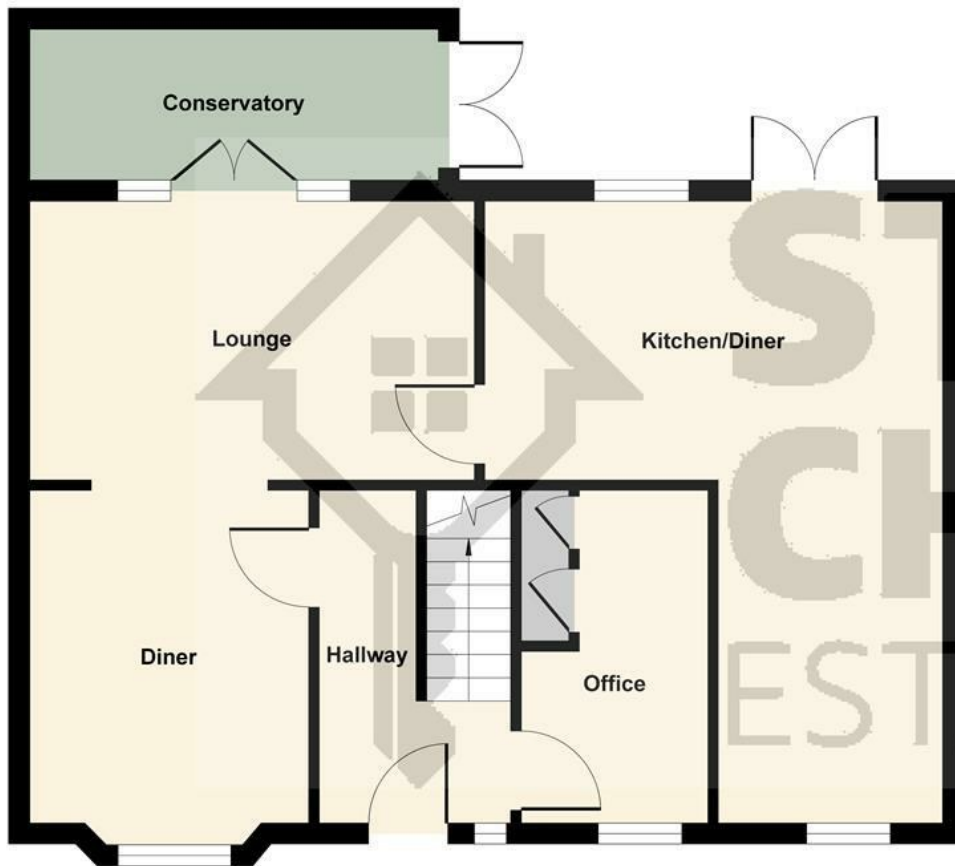
Outside

Front: A large laid lawn is enclosed by timber fencing and low level brick walls to sides, gated access is provided to the rear.

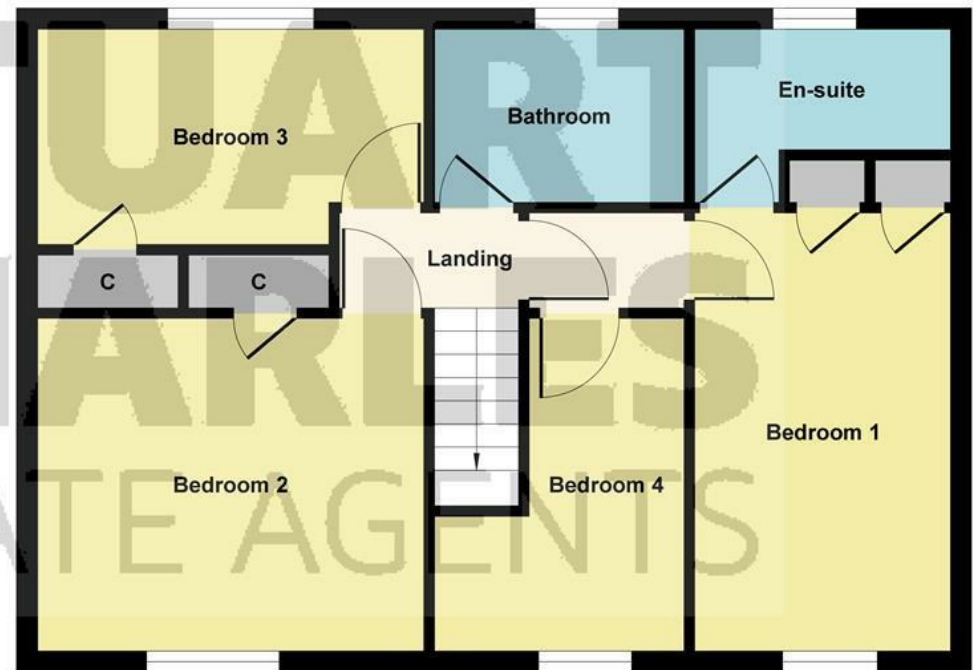
Rear: A large patio area leads down to a low level patio







Ground Floor



First Floor



which is covered by a pergola and this leads onto a low maintenance lawn area with a large timber built shed located to one corner, gated access is provided to the front 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		
(69-80) C		
(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