



6 Flycatcher Road, Corby, NN18 8RW

Offers in excess of £315,000

Stuart Charles are delighted to offer for sale this immaculate FOUR DOUBLE bedroom family home, in the ever popular oakley vale area of corby. In addition to spacious bedrooms and a 24 foot lounge/diner, this property is perfectly positioned between local schools, shops and also within walking distance to corby town centre. Upon entering the property you are greeted with a spacious hallway, large lounge/diner, kitchen/breakfast room, guest W.C. and access to the integral garage. To the first floor are four large double bedroom, with the master benefiting from an en-suite and a family bathroom. To the front of the property is a large paved driveway providing parking for multiple vehicles, whilst to the rear is a patio leading to a laid lawn and decking, with gated access via the side of the property and enclosed to all sides by timber fencing and brick walling. CALL NOW TO AVOID MISSING OUT OF THIS HOME !!!

- 24 FOOT LOUNGE/DINER
- FOUR DOUBLE BEDROOMS
- INTEGRAL GARAGE WITH ELECTRIC DOOR
- NEW BOILER
- WALKING DISTANCE TO LOCAL PRIMARY AND SENIOR SCHOOLS
- KITCHEN/BREAKFAST ROOM
- EN-SUITE TO MASTER
- IMMACULATE CONDITION
- PAVED DRIVEWAY PROVIDING PARKING FOR MULTIPLE VEHICLES
- WALKING DISTANCE TO LOCAL SHOPS AND CORBY TOWN CENTRE

Entrance Hall

Entered via a double glazed front door into spacious hallway, radiator, under stairs storage, access door to garage, stairs rising to first floor landing, doors to;

Kitchen/Breakfast Room

15'5" x 8'9" (4.7 x 2.69)

Fitted to comprise a range of base and eye level units, one and a half bowl steel sink and drainer, integrated

double electric oven with four ring gas hob and overhead extractor, space for automatic washing machine, space for dishwasher, space for american fridge/freezer, wall mounted boiler, radiator, double glazed window to front elevation, double glazed door to side elevation.

Lounge/Diner

24'6" x 10'11" (7.49 x 3.35)

Double glazed french doors to rear







elevation, double glazed window to rear elevation, radiator, radiator, tv point, spotlights.

Guest W.C.

Fitted to comprise of a low level pedestal, low level hand wash basin, raditor, double glazed window to side elevation.

First Floor Landing

Loft access, airing cupboard, radiator, doors to;

Bedroom One

12'2" (max) x 12'0" (max) (3.73 (max) x 3.66 (max))

Double glazed window to rear elevation, radiator, door to;





En-Suite

Fitted to comprise of a low level pedestal, low level hand wash basin, walk-in shower cubicle, radiator, double glazed window to side elevation.

Bedroom Two

12'0" x 10'0" (3.68 x 3.07)

Double glazed window to rear elevation, radiator.

Bedroom Three

11'0" x 10'9" (3.36 x 3.30)

Double glazed window to front elevation, radiator.

Bedroom Four

13'8" x 9'6" (4.17 x 2.92)

Double glazed window to front elevation, radiator.





Bathroom

Fitted to comprise of a low level pedestal, low level hand wash basin, panel bath with overhead mixer shower, radiator, double glazed window to side elevation.

Outside

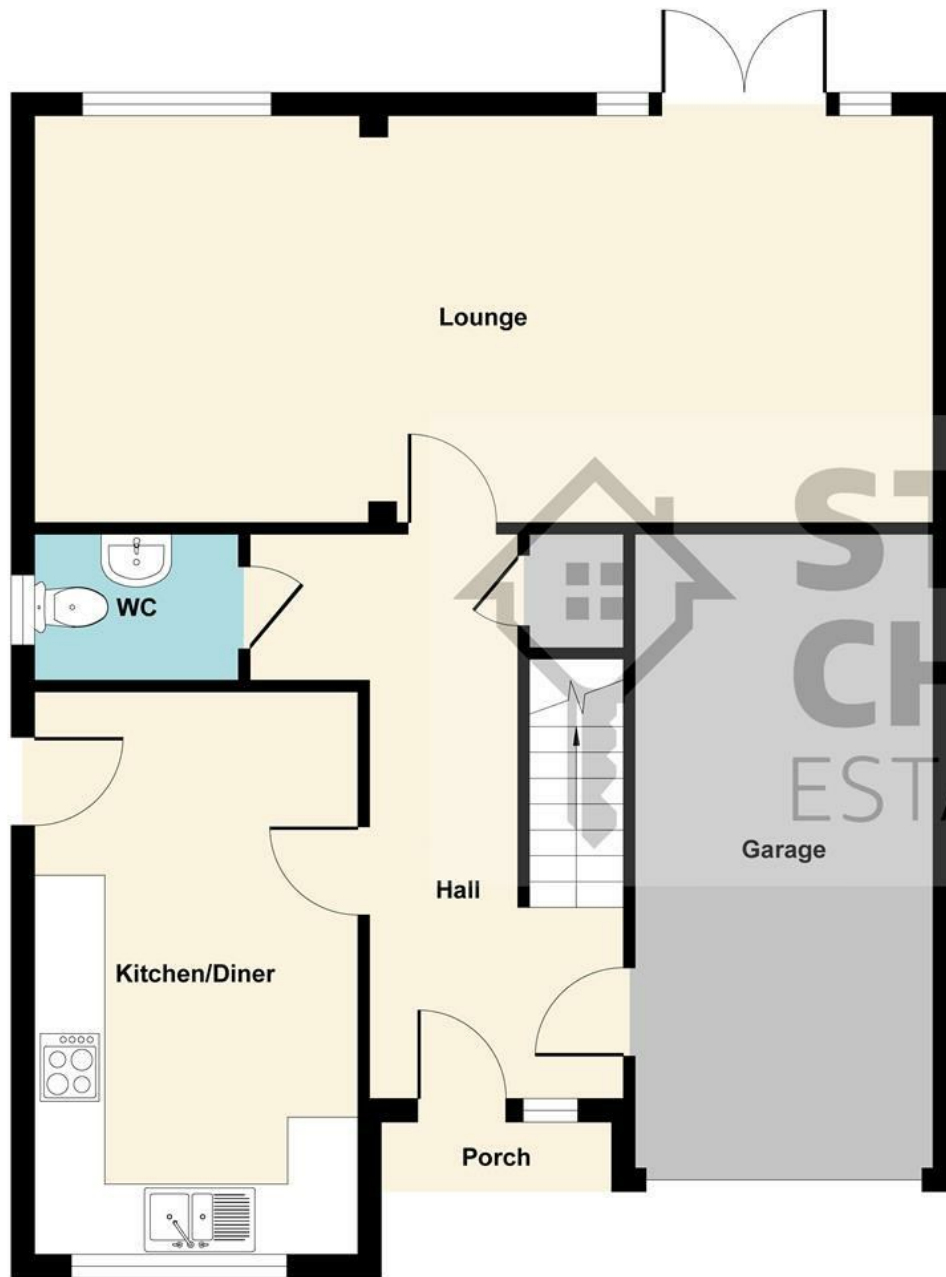
Front - A large paved driveway providing parking for multiple vehicles, electric garage door.

Rear - A patio area leading to a laid lawn, decked seating area with gated access via side of the property, enclosed to all sides by timber fencing and brick walling.

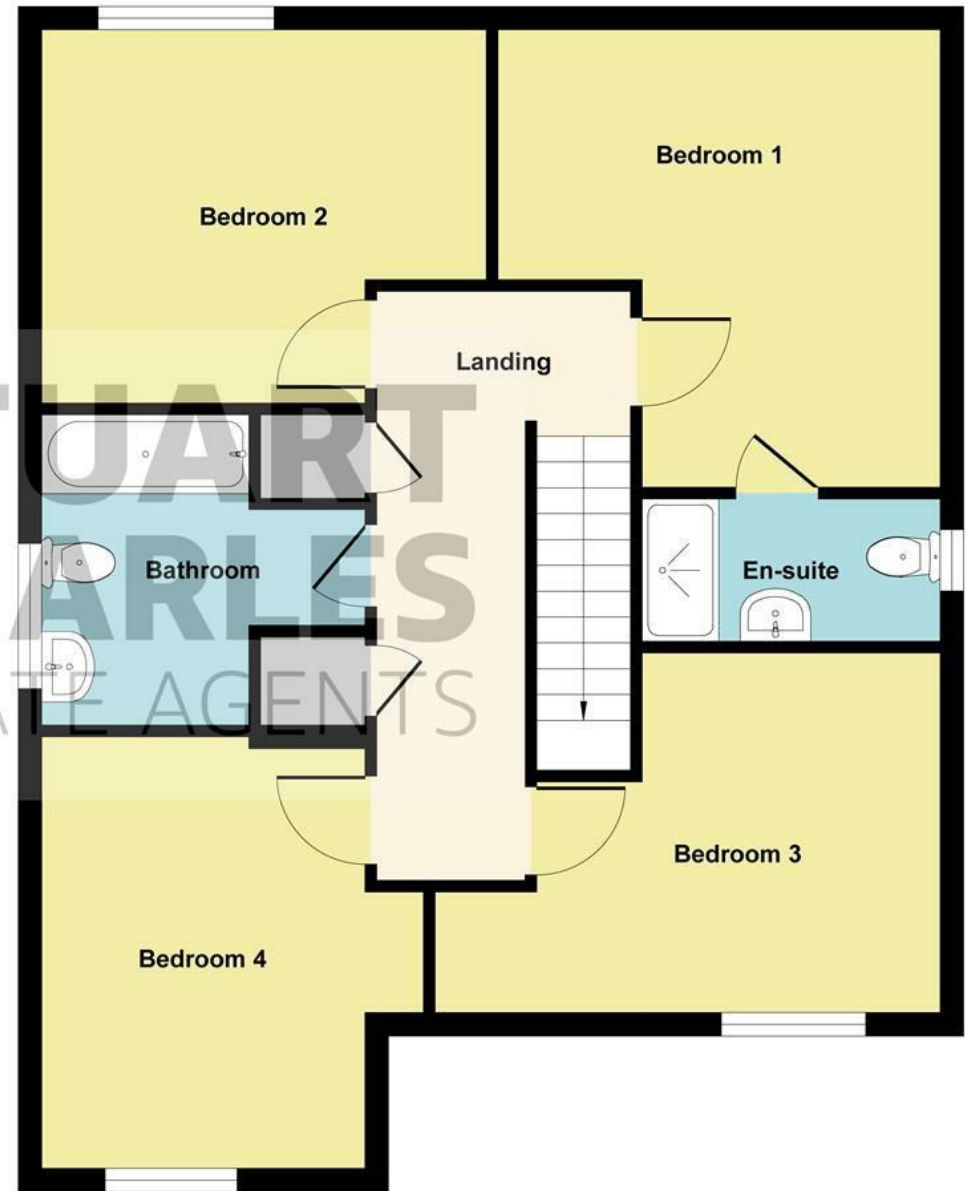
Garage







Ground Floor



First Floor

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



Electric garage door, electrical sockets, service door into entrance hall.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	76	
(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		