



13 Melford Close, Corby, NN18 8NF



## Offers in excess of £350,000

Situated in a quiet cul de sac and walking distance to Brooke Weston Academy is this FOUR DOUBLE bedroom detached family home located in the popular Oakleyvale area of Corby. Offered with NO CHAIN and situated a short walk from open green space, Oakleyvale shops, Morrisons and more an early viewing is recommended to avoid missing out on this home. The accomodation comprises to the ground floor of an entrance hall, Guest W.C, kitchen breakfast room, internal access to garage and a large lounge/diner to the rear elevation. To the first floor are four double bedrooms and a three piece family, the mater bedroom also benefits from a three piece en-suite and built in wardrobes. Outside to the front is a large driveway that provides off road paring for multiple vehicles and has gated access to the rear. To the rear a large patio area area leads onto a low maintenance laid lawn with patio area, a purpose built shed is located to one side while the entire garden is enclosed by timber fencing to all sides. Call now to view!!!

- NO CHAIN
- KITCHEN/BREAKFAST ROOM
- GARAGE/WORKSHOP
- THREE PIECE FAMILY BATHROOM AND THREE PIECE EN-SUITE
- WALKING DISTANCE TO BROOKE WESTON AND OAKLEYVALE PRIMARY
- LARGE LOUNGE/DINER
- GUEST W.C
- FOUR DOUBLE BEDROOMS
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- WALKING DISTANCE TO SHOPS AND MAINS BUS LINKS

### Entrance Hall

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

### Guest W.C

Fitted to comprise a two piece suite consisting of a low level pedestal, low level wash hand basin, radiator, extractor, double glazed window to side elevation.

### Kitchen/Breakfast Room

15'8 x 8'10 (4.78m x 2.69m)

Fitted to comprise a range of base and eye level units with a one and half bowl steel sink and drainer, gas hob with extractor, electric oven, space for automatic washing machine, space for free standing fridge/freezer, space for automatic washing machine, space for dishwasher, wall mounted boiler, double glazed window to front







elevation, double glazed door to side elevation.

### Lounge/Diner

23'10 x 8'10 (7.26m x 2.69m)

Double glazed French doors to rear elevation, double glazed window to rear elevation, Tv point, Telephone point.

### First Floor Landing

Loft access, airing cupboard, storage cupboard, stairs rising from ground floor landing, doors to:

### Bedroom One

12'6 x 10'4 (3.81m x 3.15m )

Double glazed window to rear elevation, radiator, Tv point, built in wardrobes, door to:





### En-suite

8'7 x 3'8 (2.62m x 1.12m)

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

### Bedroom Two

11'7 x 9'6 (3.53m x 2.90m)

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

### Bedroom Three

12'0 x 9'5 (3.66m x 2.87m)

Double glazed window to front elevation, radiator.





### Bedroom Four

10'0 x 10'0 (3.05m x 3.05m)

Double glazed window to front elevation, radiator.

### Bathroom

Fitted to comprise a three piece suite consisting of a panel bath, low level wash hand basin, low level pedestal, radiator, double glazed window to side elevation.

### Garage

17'3 x 8'3 (5.26m x 2.51m)

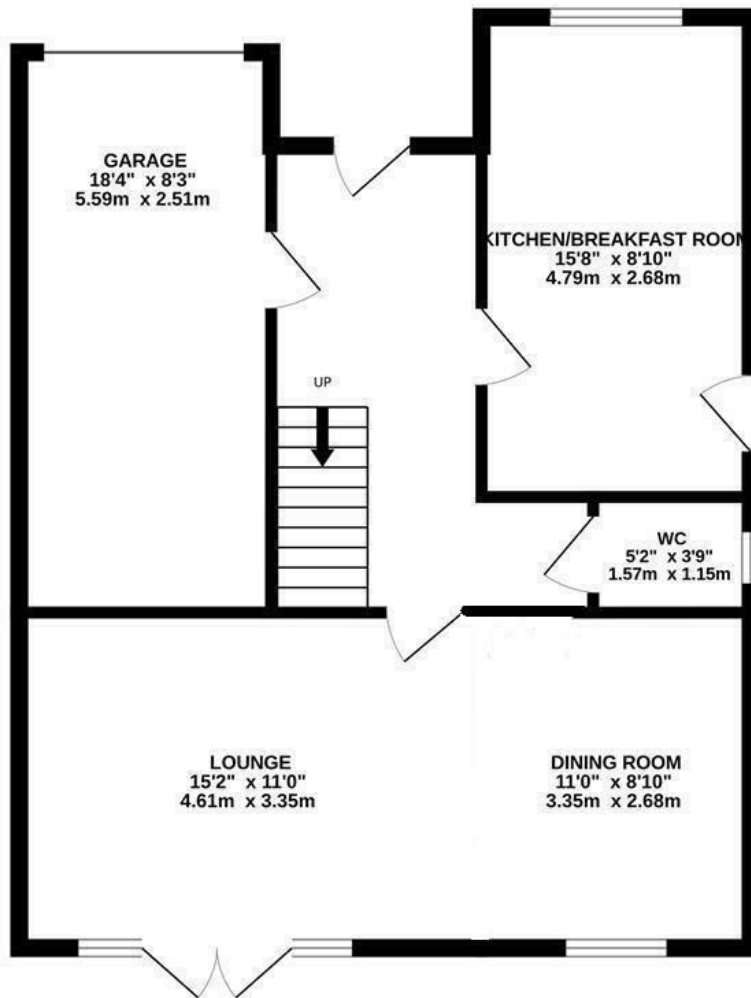
The main door is currently blocked off, power and lighting connected, pedestrian door to hallway.

### Outside

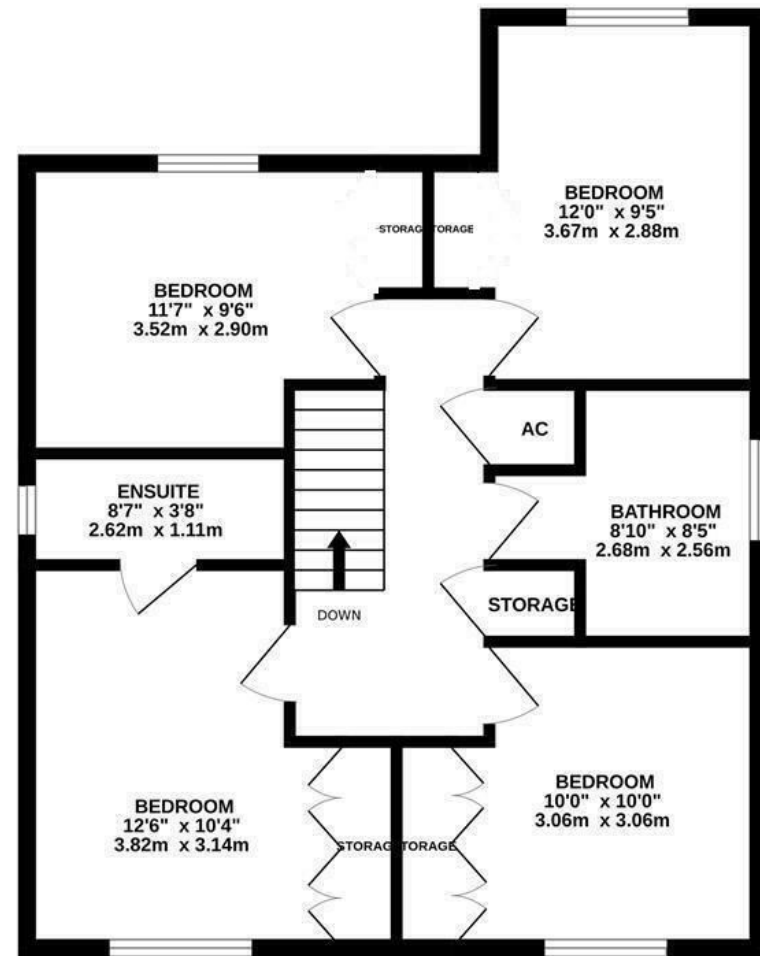




GROUND FLOOR  
691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR  
657 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 1348 sq.ft. (125.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Front: A large driveway provides off road parking for multiple vehicles and leads to gated side access.

Rear: A large patio area leads to a low maintenance laid lawn and further patio area and a purpose built timber shed.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	