



47 Flatford Close, Corby, NN18 8PU



## Offers in excess of £300,000

Stuart Charles are delighted to offer for sale this FOUR bedroom detached family home located in the Oakley Vale area of Corby. Located a short walk away from several schools and local shops an early viewing is recommended to avoid missing out on this home. Features include to the ground floor, a large entrance hall with guest WC, kitchen with utility room, large lounge, separate dining room and study/family room. To the first floor are four double bedrooms with en-suite to the master and a family bathroom. Outside to the front there is a driveway for multiple cars with access to the single garage and laid lawn frontage with trees and plants while to the rear there is a south facing garden with a patio area, laid lawn and is enclosed by timber fence surround with side gated access to the front and courtesy door to the garage. Call now to book a viewing!!

- FOUR BEDROOMS
- HOT TUB
- TWO RECEPTION ROOMS
- CUL-DE-SAC LOCATION
- GARAGE AND DRIVEWAY
- SOUTH FACING GARDEN
- UTILITY ROOM
- EN-SUITE TO THE MASTER

### Entrance Hall

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

### Guest WC

Featuring a two piece suite with a low level pedestal, low level wash hand basin, radiator, extractor.

### Dining Room

10'9 x 8'6 (3.28m x 2.59m)  
Double glazed bay fronted window, radiator.

### Lounge

14'4 x 11'10 (4.37m x 3.61m)  
Double glazed patio doors to rear elevation, feature fire place, radiator, tv point, telephone point.







## Kitchen

9'4 x 9 (2.84m x 2.74m)

Featuring a range of base and eye level units with a one and a half bowl steel sink and drainer, electric hob and extractor hood, double electric oven, space for automatic washing machine, space for dishwasher, double glazed windows to the rear elevation, radiator, door to:

## Utility Room

5'9 x 5'9 (1.75m x 1.75m)

Featuring a range of base and eye level units, wall mounted boiler, double glazed door to the garden.

## Landing

Loft access, airing cupboard, doors to:





### Bedroom One

11'8 x 10'6 (3.56m x 3.20m)

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

### En-Suite

Featuring a three piece suite with a shower cubicle, low level pedestal, low level wash hand basin, radiator, double glazed window to side elevation.

### Bedroom Two

10'9 x 8'9 (3.28m x 2.67m)

Double glazed window to the rear elevation, radiator.







### Bedroom Three

10'9 x 8'3 (3.28m x 2.51m)

Double glazed window to the rear elevation, radiator.

### Bedroom Four

9'9 x 8'3 (2.97m x 2.51m)

Double glazed window to the rear elevation, radiator.

### Bathroom

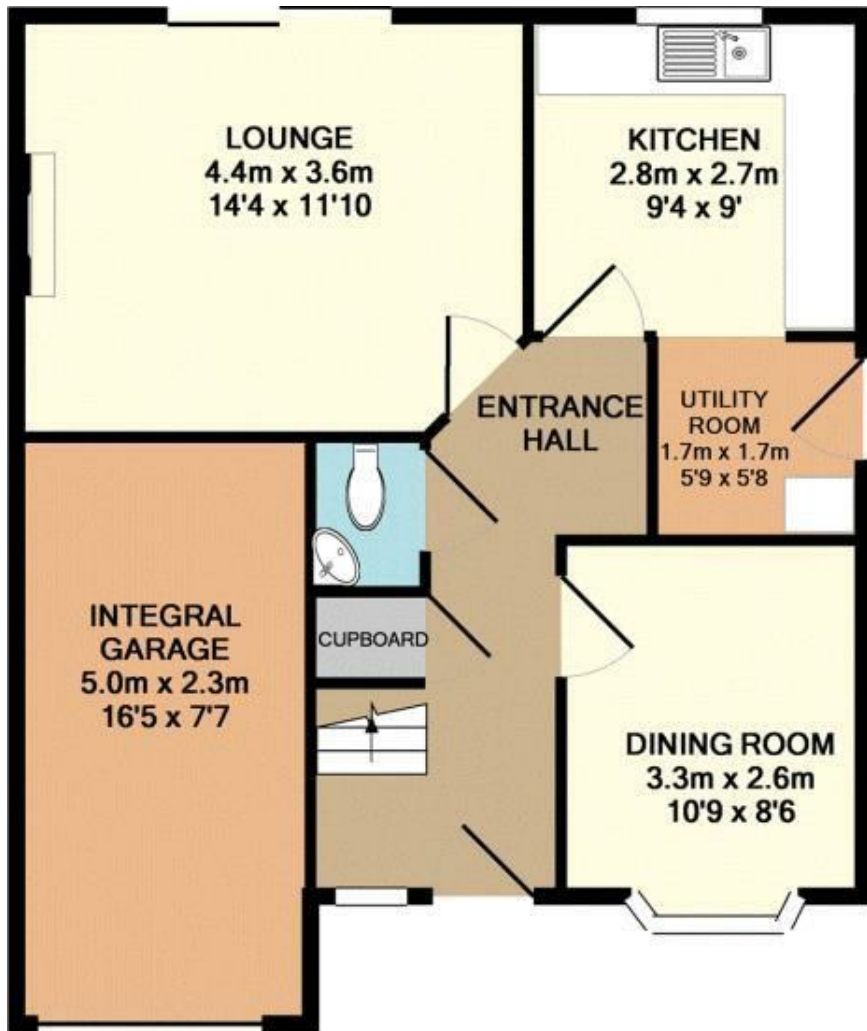
Featuring a three piece suite with a panel bath, double glazed window to rear elevation, low level pedestal, low level wash hand basin, radiator.

### Outside

To the front there is a driveway for multiple cars with access to the single garage and laid lawn frontage







GROUND FLOOR  
APPROX. FLOOR  
AREA 57.4 SQ.M.  
(618 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 51.2 SQ.M.  
(551 SQ.FT.)

TOTAL APPROX. FLOOR AREA 108.6 SQ.M. (1169 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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with trees and plants.

To the rear there is a south facing garden with a patio area, laid lawn and is enclosed by timber fence surround with side gated access to the front and courtesy door to the garage.

