



13 Wroe Close, Corby, NN18 8NQ



**STUART  
CHARLES**  
ESTATE AGENTS

# £284,000

Stuart Charles are delighted to offer for sale with NO CHAIN this THREE bedroom detached family home located on a private driveway in the Oakleyvale area of Corby. Situated in a quiet cul de sac and walking distance to several schools, Oakley vale shops and Morrisons an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, guest W.C, lounge, dining room, conservatory, kitchen/breakfast and a utility room. To the second floor are three good sized bedrooms and a three piece shower room, the master bedroom also features fitted wardrobes and a three piece en-suite. Outside to the front a large block paved driveway provides off road parking for multiple vehicles and leads to a garage, while to the rear a large patio area leads up onto a laid lawn and is enclosed by timber fencing to all sides. Call now to view!!.

- BAY FRONTED LOUNGE
- GUEST W.C
- THREE GOOD SIZED BEDROOMS
- OFF ROAD PARKING FOR MULTIPLE VEHICLES WITH GARAGE
- WALKING DISTANCE TO MORRISONS AND GREAT OAKLEY CRICKET CLUB
- DINING ROOM AND CONSERVATORY
- KITCHEN/BREAKFAST WITH UTILITY ROOM
- THREE PIECE FAMILY BATHROOM AND THREE PIECE EN-SUITE
- OPEN COUNTRYSIDE VIEWS TO THE FRONT
- LOCATED ON A PRIVATE DRIVEWAY IN A QUIET CUL DE SAC

## 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, double glazed window to front elevation.

## Lounge

13'9 x 11'0 (4.19m x 3.35m)  
Double glazed bay window to front elevation, two radiators, electric fire, tv point, telephone point, door to:

## Dining Room

10'3 x 8'8 (3.12m x 2.64m)  
Double glazed French doors to rear elevation, radiator, door to kitchen, door to:







### **Conservatory**

9'6 x 8'8 (2.90m x 2.64m)

With power and lighting, double glazed French doors to side elevation.

### **Kitchen/Breakfast Room**

16'8 x 10'3 (5.08m x 3.12m)

Fitted to comprise a range of base and eye levels with a one and half bowl sink and drainer, gas hob with extractor fan, double electric oven, space for free standing fridge/freezer, two radiators, breakfast bar, double glazed window to rear elevation, double glazed French doors to rear elevation, large under stairs cupboard, archway to:





### Utility Room

Fitted to comprise base and eye level units with a single sink and drainer, space for dishwasher, space or automatic washing machine, wall mounted boiler, door to garage, double glazed window to side elevation.

### First Floor Landing

Loft access, airing cupboard, doors to:

### Bedroom One

10'7 x 10'6 (3.23m x 3.20m)

Double glazed window to rear elevation, radiator, built in wardrobes, archway to:







### En-Suite

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

### Bedroom Two

9'8 x 9'4 (2.95m x 2.84m)

Double glazed window to front elevation, radiator.

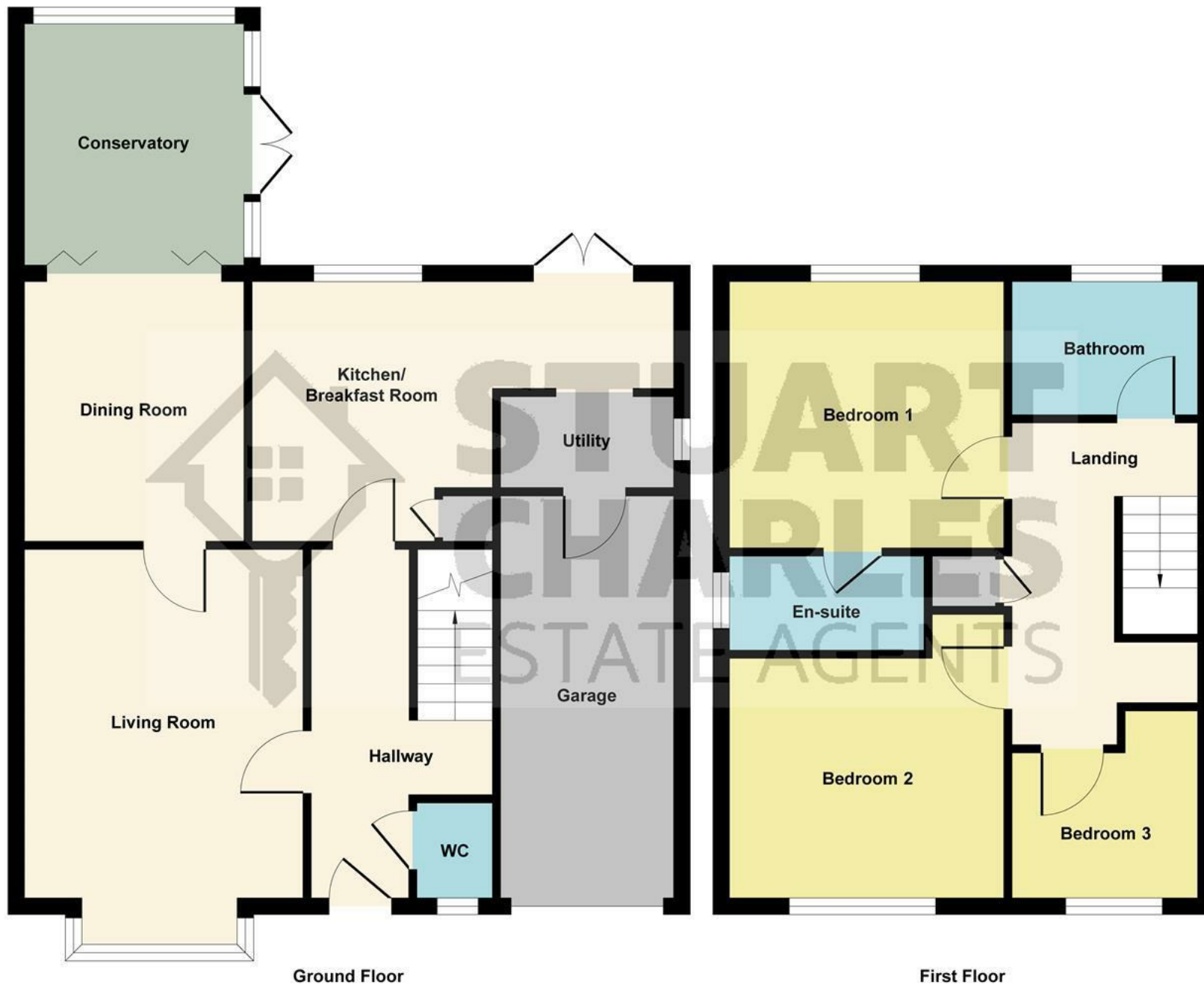
### Bedroom Three

7'4 x 7'4 (2.24m x 2.24m)

Double glazed window to front elevation, radiator.







**Ground Floor**

**First Floor**

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



### Shower Room

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

### Outside

Front: A large block paved driveway provides off road parking for multiple vehicles and leads to a integral garage.

Rear: A large patio area leads up onto a laid lawn and is enclosed by timber fencing to all sides. gated access is provided to the front access.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		69	
(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	