



19 Aintree Road, Corby, NN18 8RD



**STUART  
CHARLES**  
ESTATE AGENTS

## Offers in excess of £380,000

Stuart Charles are delighted to offer for sale this four bedroom detached home located in the Oakley Vale area of Corby. Features include to the ground floor, a large entrance hall with guest WC, large kitchen/family room, utility area, lounge with bay fronted window, study and a dining room. To the first floor are four double bedrooms with en-suite to the master and a family bathroom, all of the bedrooms also benefit from built in wardrobes. To the front is a mature bush surround with a path to the front door and a driveway to provide off road parking for multiple vehicles leading to a garage which has power and lights, there is also a side gate for access to the rear garden. To the rear is a low maintenance garden with a mixture of patio, gravel, decking and artificial lawn area. The garden also benefits comes with a hot tub and bar, great for hosting garden parties. Call now to book a viewing!!

- FOUR DOUBLE BEDROOMS
- GARAGE AND DRIVEWAY
- THREE RECEPTION ROOMS
- POPULAR LOCATION
- WALKING DISTANCE TO SCHOOLS
- ALL BEDROOMS HAVE BUILT IN WARDROBES
- LOW MAINTENANCE REAR GARDEN
- READY TO MOVE INTO
- CLOSE TO LOCAL PARKS

### Entrance Hall

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

### Study

7'05 x 6'11 (2.26m x 2.11m)

Radiator, double glazed window to front elevation.

### Lounge

16'05 x 12'00 (5.00m x 3.66m)

Double glazed bay fronted window, tv point, radiator, Doors to:

### Kitchen

16'05 x 12'08 (5.00m x 3.86m)

Fitted to comprise a range of base and eye level units with a one and a half bowl stainless sink, integrated double electric oven and gas hob, extractor hood, tiled splash back tiles, integrated dishwasher, integrated fridge freezer, under stairs storage cupboard, double glazed window to rear elevation, bay into the double glazed French doors leading to the rear garden, radiator.







### Dining Room

10'07 x 8'07 (3.23m x 2.62m)

Double glazed French doors to the rear elevation, radiator, opening to the kitchen area:

### Utility Room

5'05 x 5'02 (1.65m x 1.57m)

Integrated washing machine, fitted to comprise a range of base and eye level units, double glazed door to the side elevation, radiator.

### Guest WC

Featuring a two piece suite with low level pedestal and wash hand basin with splash back, radiator.

### Landing

Double doors to the airing cupboard, loft access, door to:





### Bedroom One

12'06 x 11'07 (3.81m x 3.53m)

Built in double wardrobe, radiator, double glazed window to front and side elevation door to:

### En-Suite

This part tiled three piece suite features a double shower cubicle with mains feed shower, low level wash hand basin, low level pedestal, radiator, electric shaver point.

### Bedroom Two

12'04 x 12'03 (3.76m x 3.73m)

Built in double wardrobe, single built in wardrobe, radiator, double glazed window to front elevation.







### Bedroom Three

10'11max x 10'03max (3.33mmax x 3.12mmax )

Built in double wardrobe, radiator, double glazed window to rear elevation door to:

### Bedroom Four

10'03max x 9'08max (3.12mmax x 2.95mmax)

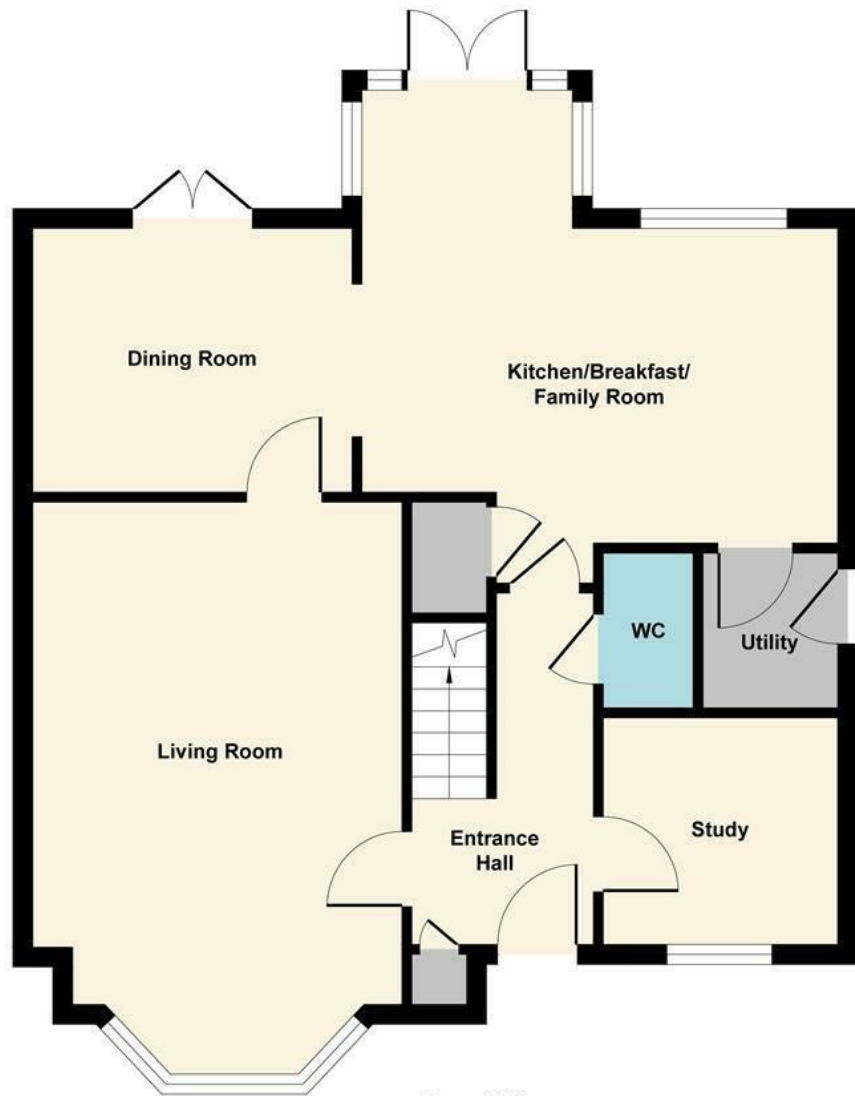
Built in double wardrobe, radiator, double glazed window to rear elevation door to:

### Bathroom

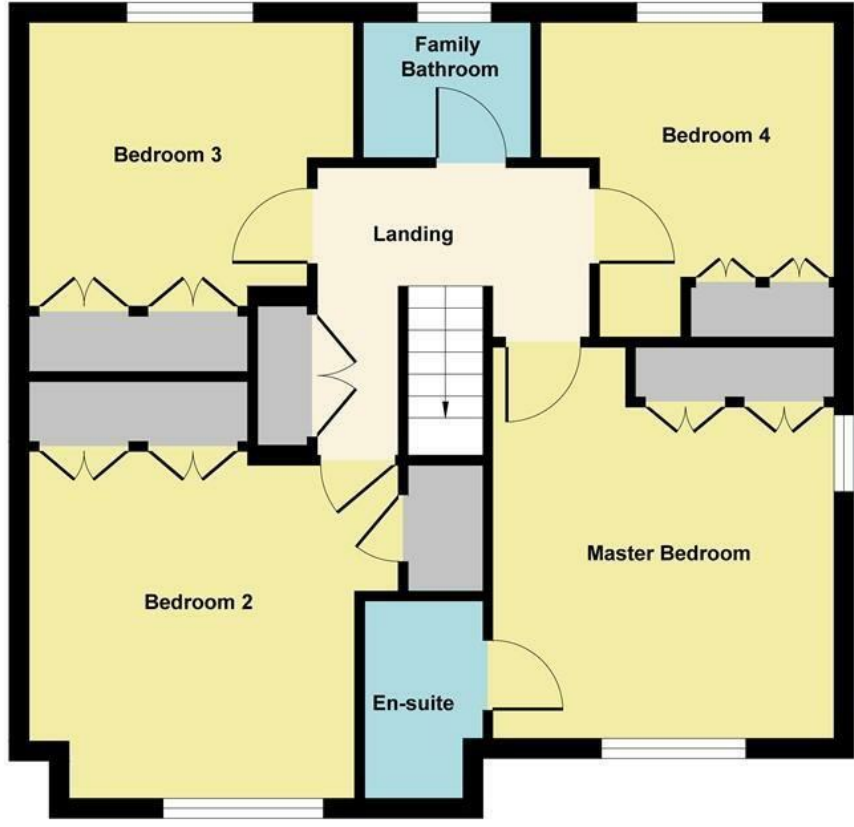
Featuring a three piece suite with a bath and mains feed shower over, low level wash hand basin, low level pedestal, radiator, electric shaver point, double glazed window to rear elevation.







Ground Floor



First Floor

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



### Outside

To the front is a mature bush surround with a path to the front door and a driveway to provide off road parking for multiple vehicles leading to a garage which has power and lights, there is also a side gate for access to the rear garden.

### Garage

Up and over doors, power and lights.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(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	