



73 Boughton Road, Corby, NN18 8NY





## Offers in excess of £320,000

Stuart Charles are delighted to offer for sale with NO CHAIN this FOUR DOUBLE bedroom detached home located in the desirable area of Oakley vale in Corby. This property is offered to a high standard and boasts of a modern kitchen fitted with integrated NEFF appliance's, the home is also located a short walk from several schools and Oakley vale shopping area an early viewing is recommended. The accommodation comprises to the ground floor of an entrance hall, guest W.C, lounge, dining room, kitchen and utility room. To the first floor are four double bedrooms and a three piece family bathroom, the master bedroom also features a three piece en-suite. Outside to the front a driveway provides off road parking and leads to laid lawn and integrated garage. To the rear large decking area is covered by a pergola and leads to a laid lawn and raised decking areas to the rear of the garden. Call now to view!!

- LOUNGE AND DINING ROOM
- GUEST W.C
- MODERN EN-SUITE TO MASTER
- OFF ROAD PARKING WITH POTENTIAL TO ADD MORE AND INTEGRAL GARAGE
- WALKING DISTANCE FROM LOCAL CHILDS PLAY AREA'S
- MODERN KITCHEN WITH NEFF INTEGRATED APPLIANCES AND UTILITY ROOM
- FOUR DOUBLE BEDROOMS
- LARGE PRIVATE GARDEN WITH PERGOLA
- CLOSE TO LOCAL PRIMARY AND SECONDARY SCHOOLS
- WALKING DISTANCE TO OAKLEYVALE SHOPS AND MORRISONS

### Entrance hall

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

### Lounge

16'6 x 12'3 (5.03m x 3.73m)

Radiator, T.V. point, telephone point, double glazed bay window to the front elevation, archway to:

### Dining Room

11'2 x 8'0 (3.40m x 2.44m)

Radiator, double glazed French doors to the rear elevation, door to:

### Kitchen

16'1 x 11'2 (4.90m x 3.40m)

Fitted to comprise a range of base and eye level units with a one and a half bowl steel sink and drainer, integrated dishwasher, NEFF oven, NEFF induction hob, NEFF extractor, integrated cold drinks cooler, space for freestanding













tumble dryer, Integrated full NEFF fridge and Freezer, under-stairs cupboard, double glazed window to rear elevation, double glazed French doors to rear elevation, door to:

### Utility Room

7'0 x 5'2 (2.13m x 1.57m)

Fitted to comprise base and eye level units, integrated NEFF oven, integrated microwave, wall-mounted boiler, space for automatic washing machine, double glazed door to side elevation.

### W.C.

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









## First Floor landing

Loft hatch, storage cupboard, doors to;

## Bedroom One

12'0 x 10'5 (3.66m x 3.18m)

Double glazed window to rear elevation, radiator, door to en-suite.

## En-suite

6'7 x 4'3 (2.01m x 1.30m)

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

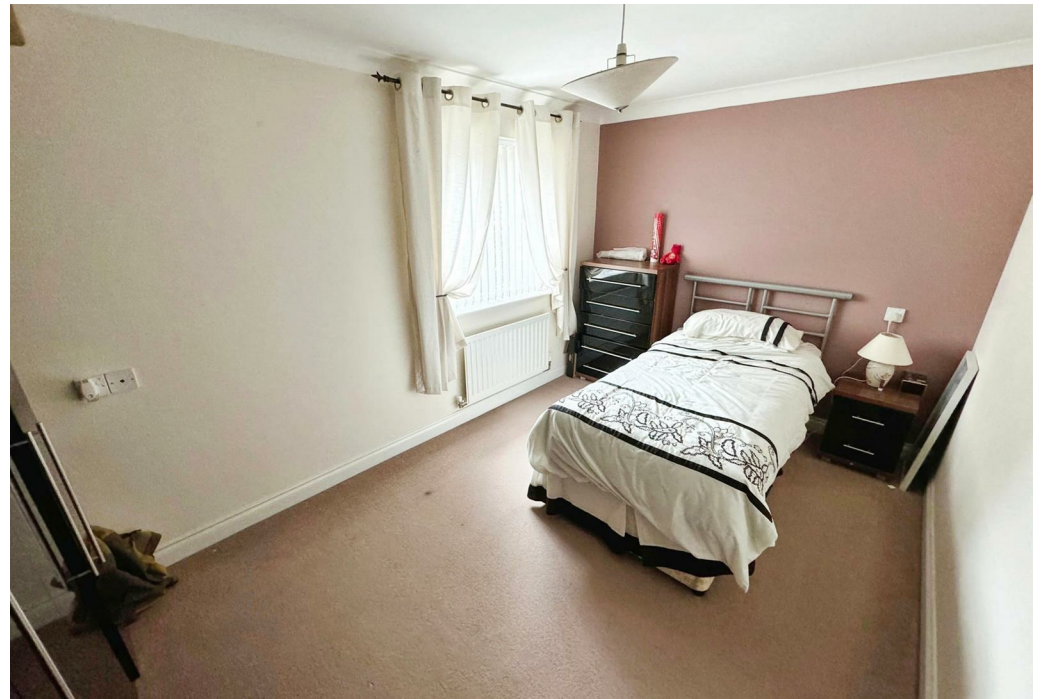
## Bedroom Two

14'9 x 8'11 (4.50m x 2.72m)

Double glazed window to front elevation, radiator.









### Bedroom Three

13'8 x 8'5 (4.17m x 2.57m)

Double glazed window to rear elevation, radiator.

### Bedroom Four

11 x 9 (3.35m x 2.74m)

Double glazed window to front elevation, radiator.

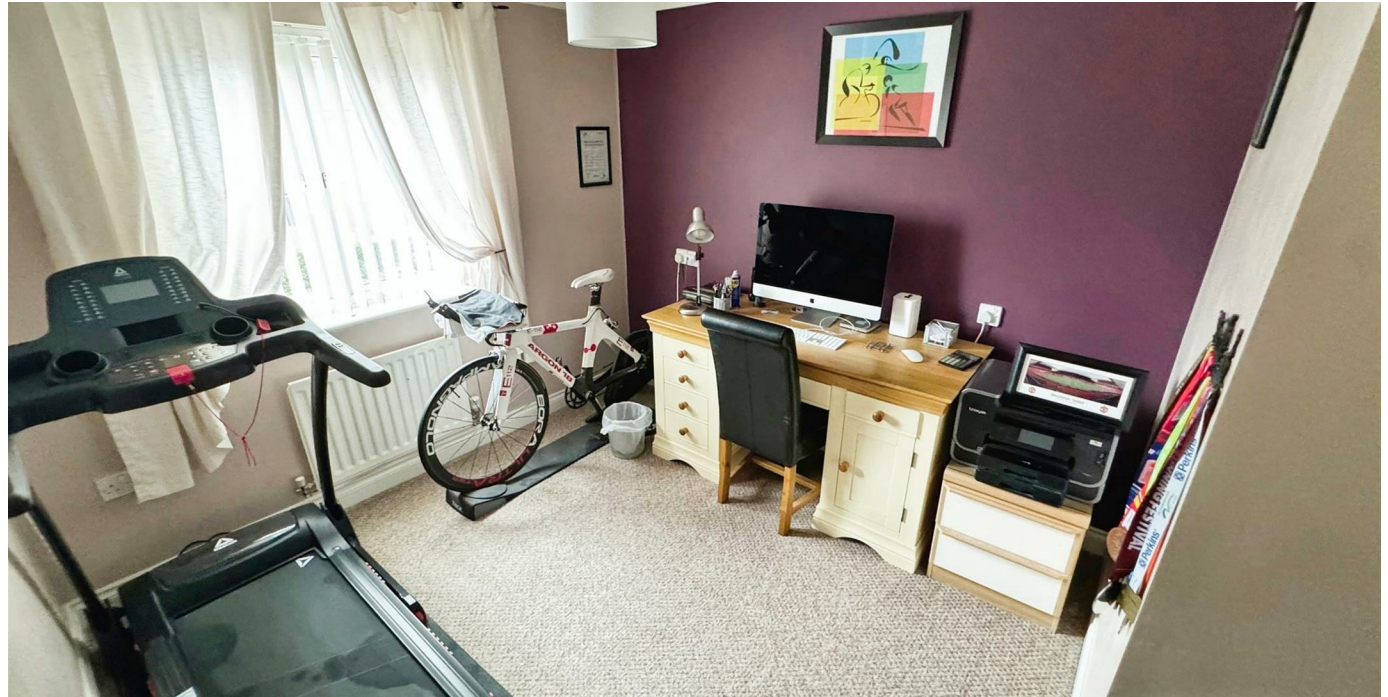
### Bathroom

7'8 x 6'2 (2.34m x 1.88m)

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

### Outside

Front - A driveway provides off road parking and leads to a laid lawn and integrated garage.

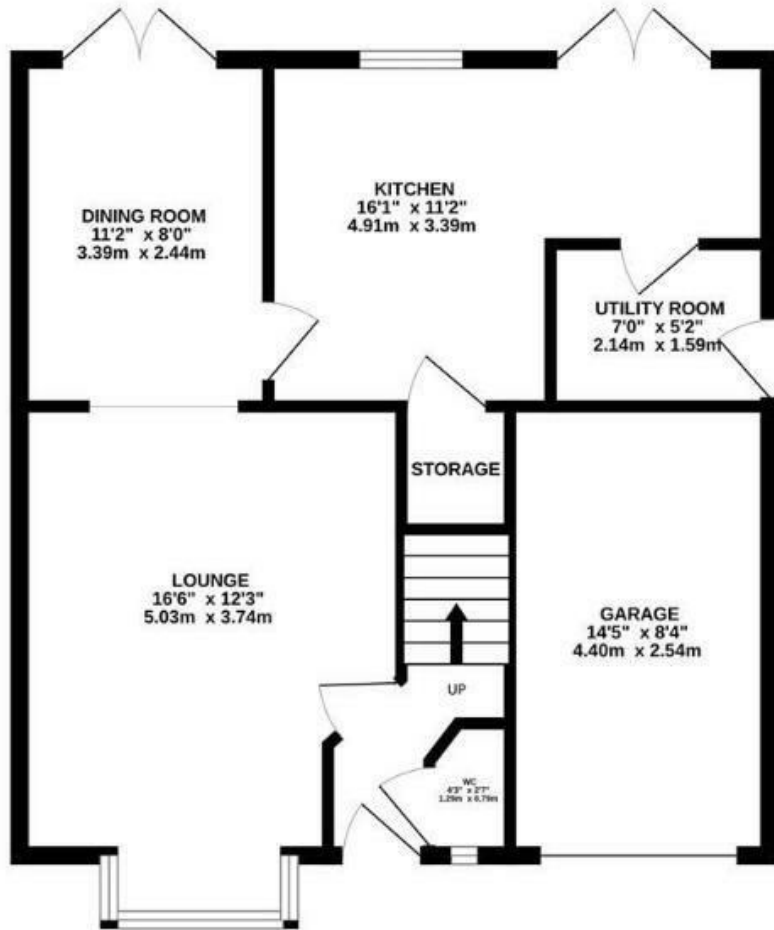




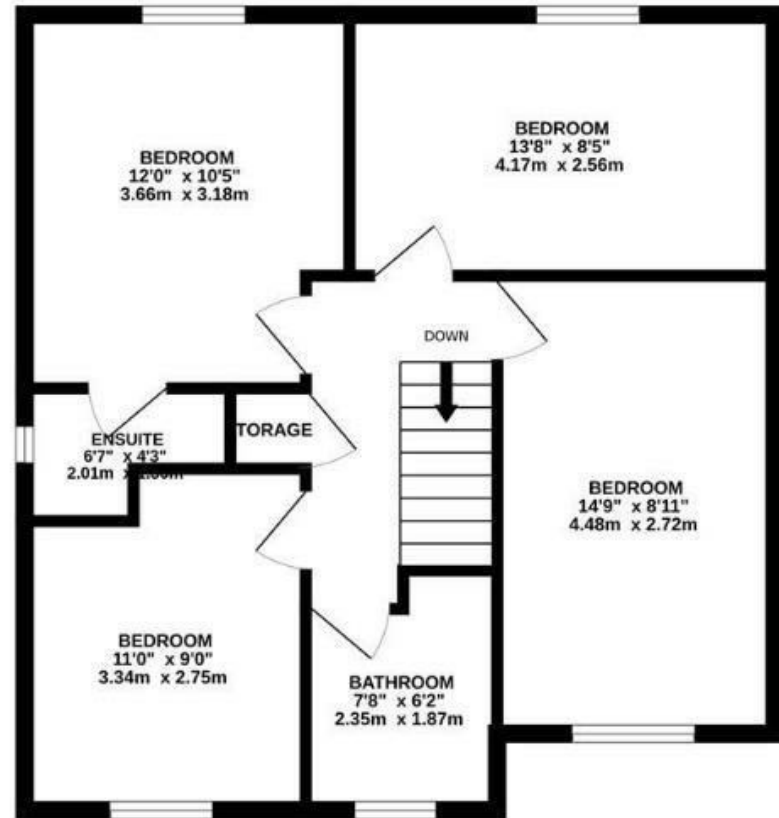




GROUND FLOOR  
628 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR  
594 sq.ft. (55.2 sq.m.) approx.







Garage: With up and over door, power and light connected.

Rear - A large decking area is covered by a pergola and leads to a laid lawn and raised decking area's while being enclosed by timber fencing to all sides.

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>			
(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	