



101 Boughton Road, Corby, NN18 8NY

**£239,995**

Stuart Charles are delighted to offer FOR SALE this three bedroom semi detached home located in the Oakleyvale area of Corby. Situated a short walk from Oakleyvale shops and several schools 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 and modern kitchen. To the first floor are three good sized bedrooms, a three piece family bathroom and en-suite to master bedroom. Outside to the front is a low maintenance laid lawn which is enclosed by privet hedges. To the rear a patio area leads onto a laid lawn and is enclosed by timber fencing to all sides, gated access leads to the driveway and garage. Call now to view!!.

- LARGE LOUNGE
- SEPERATE DINING ROOM
- THREE GOOD SIZED BEDROOMS
- OFF ROAD PARKING AND GARAGE
- CLOSE TO SHOPS
- KITCHEN WITH UTILITY AREA
- GUEST W.C
- EN-SUITE TO MASTER BEDROOM
- WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOLS
- A SORT WALK TO MAIN BUS ROUTES AND PLAY AREAS

### Entrance Hall

Entered via a double glazed door, radiator, telephone point, under stairs storage, storage cupboard, doors to:

### Guest W.C

6'0 x 3'0 (1.83m x 0.91m)

Fitted to comprise a two piece suite consisting of a low level pedestal, low level wash hand basin, radiator.

### Lounge

18'4 x 11'0 (5.59m x 3.35m)

Double glazed window to front elevation, radiator, tv point, telephone point, double glazed French doors to rear elevation.

### Dining Room

10'2 x 7'8 (3.10m x 2.34m)

Double glazed window to front elevation, radiator.







Menu Planner


I love you  
miss you  
love you  
miss you

Storage bin contents:

- Water bottles
- Plastic containers
- Food items
- Other kitchen supplies

## Kitchen

9'5 x 7'5 (2.87m x 2.26m)

Fitted to comprise a range of base and eye level units with a one and half bowl sink and drainer, gas hob with extractor, electric oven, space for dishwasher, double glazed window to rear elevation, opening to:

## Utility Area

5'9 x 5'8 (1.75m x 1.73m)

With base level units, space for automatic washing machine, double glazed window to rear elevation, double glazed door to rear elevation.

## First Floor Landing

Loft access, double glazed window to front elevation, doors to:





### Bedroom One

11'2 x 11'0 (3.40m x 3.35m)

Double glazed window to front elevation, radiator, tv point, door to:

### En-Suite

7'10 x 7'6 (2.39m x 2.29m)

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

### Bedroom Two

12'6 x 8'2 (3.81m x 2.49m)

Double glazed window to front elevation, radiator.







### Bedroom Three

10'0 x 7'4 (3.05m x 2.24m)

Double glazed window to rear elevation, radiator.

### Bathroom

7'0 x 5'7 (2.13m x 1.70m)

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

### Outside

Front: A laid lawn is enclosed by privet hedges.

Rear: A patio area leads onto a laid lawn and is enclosed by timber fencing to all sides, gated access





**Ground Floor**



**First Floor**



Floor plan not to scale - for guidance purposes only.  
Plan produced using PlanUp.

leads to the off road parking and garage.

Garage: With up and over door.

