



36 Magpie Close, Corby, NN18 8FJ



£279,995

Stuart Charles are delighted to offer for sale this THREE/FOUR bedroom THREE STOREY family home located in the popular Oakley vale area of Corby. Having been updated by the current owners and walking distance to a range of amenities to include several schools and shops an early viewing is recommended to avoid missing out on this home. The accommodation to the ground floor comprises of an entrance hall with storage cupboard, W.C, refitted study, large open plan kitchen/diner/family room with French doors to the garden. To the first floor the hall leads to a large L shaped lounge with a Juliette balcony and also to the large master bedroom with a three piece En-suite. To the second floor are two further double bedrooms and a three piece family bathroom. Outside to the front a driveway provides of road parking for multiple vehicles and leads to a garage, while to the rear a large paved garden is enclosed by timber fencing to all sides. An early viewing is recommended to avoid disappointment.

- LUXURY VINYL FLOOR TO GROUND FLOOR
- BOILER IS 18 MONTHS OLD AND COMES WITH REMAINING 10 YEAR GUARANTEE
- MODERN STUDY ROOM
- THREE/FOUR GOOD SIZED BEDROOMS
- LARGE DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES AND GARAGE
- FITTED WARDROBES TO ALL ROOMS
- LARGE REFITTED KITCHEN/DINER
- LOUNGE WITH JULIETTE BALCONY
- EN-SUITE TO MASTER
- CLOSE TO PRIMARY AND SECONDARY SCHOOLS AND WALKING DISTANCE TO SHOPS

Entrance Hall

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

Study/Bedroom Four

9'6 x 6'0 (2.90m x 1.83m)

Re-Fitted with a range of base and eye level storage units, space for condensing dryer, telephone point, internet point, Usb plugs. double glazed window to front elevation.

Guest W.C

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

Kitchen/Diner

19'10 x 16'2 (6.05m x 4.93m)

Re-Fitted to comprise a range of base and eye level units with a one and a half bowl composite sink and drainer, space for free standing range cooker,







space for automatic washing machine, integrated microwave, space for dishwasher, integrated fridge/freezer, ceiling spotlights, spotlights in display case, under stairs pantry cupboard, tv point, double glazed French doors to rear elevation.

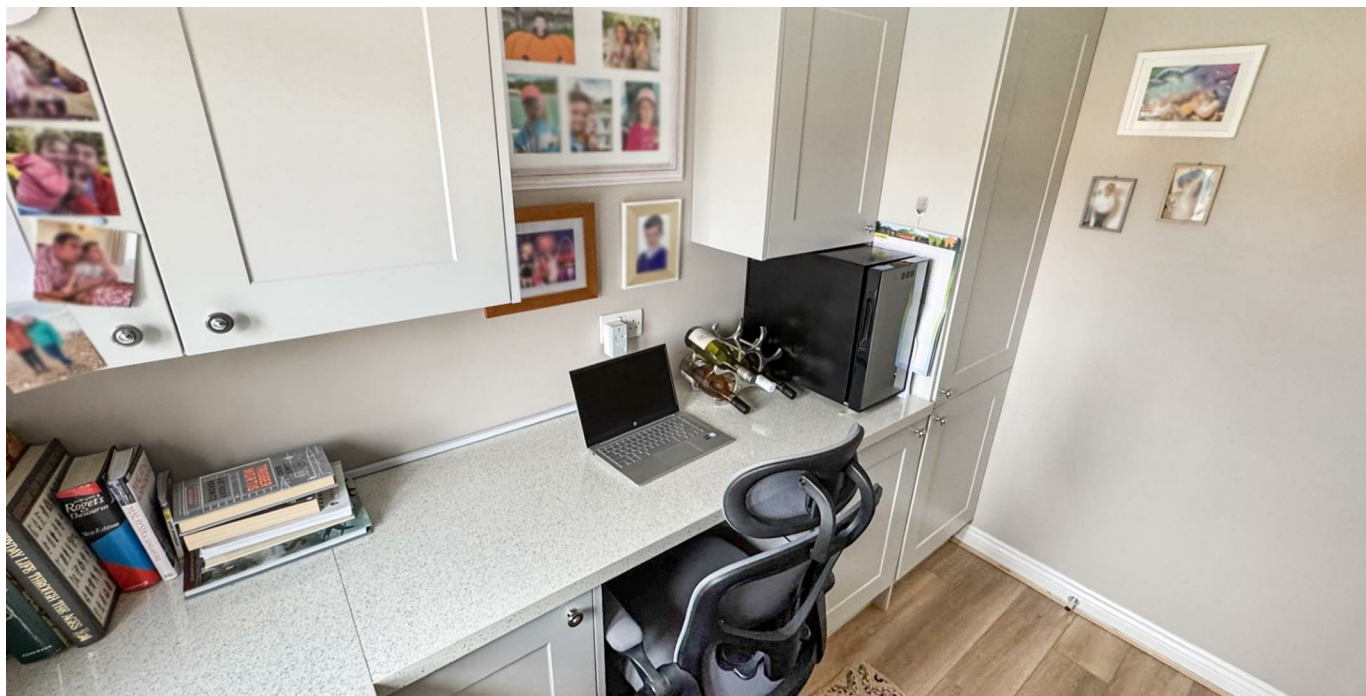
First Floor Landing

Radiator, doors to:

Lounge

13'4 x 13'0 (4.06m x 3.96m)

Double glazed French door to Juliette balcony, radiator, tv point, electric fire point, telephone point.





Bedroom One

13'0 x 9'4 (3.96m x 2.84m)

Two double glazed window to front elevation, built in wardrobes, radiator, tv point, telephone point, door to:

En-Suite

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

Second Floor Landing

Loft access, stairs rising from first floor, doors to:





Bedroom Two

13'0 x 11'4 (3.96m x 3.45m)

Double glazed window to front elevation, radiator, tv point, airing cupboard, built in wardrobes.

Bedroom Three

13'0 x 8'4 (3.96m x 2.54m)

Double glazed window to rear elevation, radiator, tv point, built in wardrobe.

Bathroom

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

Outside







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



Front: A low maintenance gravel frontage and low maintenance flower bed leads to a larger than average driveway which provides off road parking for multiple vehicles and leads to a garage, external power point and tap.

Garage: With up and over door, power and lighting, pedestrian door to garden.

Rear: A large Indian sandstone patio is enclosed by flower bed borders with a vegetable patch to the rear and the garden being enclosed by timber fencing to all sides, external power point, gated access is provided to the driveway.

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