



1a Cantle Close, Corby, NN18 8LJ



# £350,000

Stuart Charles are delighted to offer for sale this individually designed and built FOUR BEDROOM detached family home located in this quiet cul de sac on the Oakley vale area of Corby. Situated a short walk away from Oakley vale shops and multiple schools an early viewing is recommended to avoid missing out on this home. The accommodation on offer comprises to the ground floor of an entrance hall, cloakroom/WC, lounge, kitchen/dining room with patio doors overlooking the rear garden and a separate utility room. To the first floor are four good sized bedrooms and a three piece family bathroom, the master bedroom also benefit's from built in wardrobes and a three piece en-suite shower room. To the front a low maintenance garden leads to a block paved driveway which provides off road parking leading to a garage storage area. To the rear a decking area leads onto a large low maintenance artificial lawn and this leads to a covered patio area and to a purpose built summer house, the rear garden is enclosed by timber fencing and features a low maintenance bbq area and gated access to both sides to the front. The rear of the garage has been converted into a garage room and is currently being used as a gym room but could be converted back by the new buyer. Call now to view!!

- INDIVIDUALLY DESIGNED AND BUILT
- OPEN PLAN KITCHEN/DINER WITH UTILITY ROOM
- FOUR GOOD SIZED ROOMS
- PARTIALLY CONVERTED GARAGE ROOM
- GOOD SIZED GARDEN NOT OVER LOOKED
- ONLY 7 YEARS OLD
- SEPERATE LOUNGE
- MODERN THREE PIECE BATHROOM AND THREE PIECE EN-SUITE
- PURPOSE BUILT SUMMER HOUSE
- CLOSE TO MULTIPLE PRIMARY AND SECONDARY SCHOOLS

## Entrance Hall

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

## Lounge

14'6 x 12'11 (4.42m x 3.94m)

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

## 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

14'2 x 12'10 (4.32m x 3.91m )

Fitted to comprise a range of base and eye level units with a one and a half bowl sink and drainer, gas hob with extractor, electric oven, integrated fridge/freezer, integrated dishwasher, radiator, double glazed window to rear elevation, double glazed door to rear elevation, ceiling spotlights, door to:







### Utility Room

9'0 x 5'1 (2.74m x 1.55m)

Fitted to comprise a range of base and eye level units with a single steel sink, wall mounted combi boiler, space for automatic washing machine, space for low level tumble dryer/fridge, radiator, double glazed window to rear elevation.

### First Floor Landing

Stairs rising from first floor landing, loft access, doors to:

### Bedroom One

14' x 10'1 (4.27m x 3.07m)

Two double glazed windows to front elevation, two built in wardrobes, radiator, door to:





### En-Suite

8'3 x 3'0 (2.51m x 0.91m)

Fitted to comprise a three piece suite consisting of a mains feed shower cubicle, low level pedestal, low level wash hand basin, radiator, extractor.

### Bedroom Two

16'9 x 9'0 (5.11m x 2.74m)

Double glazed window to front elevation, radiator, Velux window to rear elevation.

### Bedroom Three

11'9 x 10'05 (3.58m x 3.18m)

Double glazed window to rear elevation, radiator.

### Bedroom Four

9'4 x 7'8 (2.84m x 2.34m)

Double glazed window to rear elevation, radiator.







## Bathroom

Fitted to comprise a four piece suite consisting of a panel bath with mains feed shower over, low level pedestal, low level wash hand basin, radiator, double glazed window to side elevation.

## Outside

Front: A low maintenance garden area leads to a block paved driveway which provides off road parking and leads to access to both sides and a garage storage area.

Garage Storage Area: 9'5 x 5'4: With up and over door, power and light connected.

Rear: A decking area leads onto a low maintenance artificial lawn which leads to a private patio area





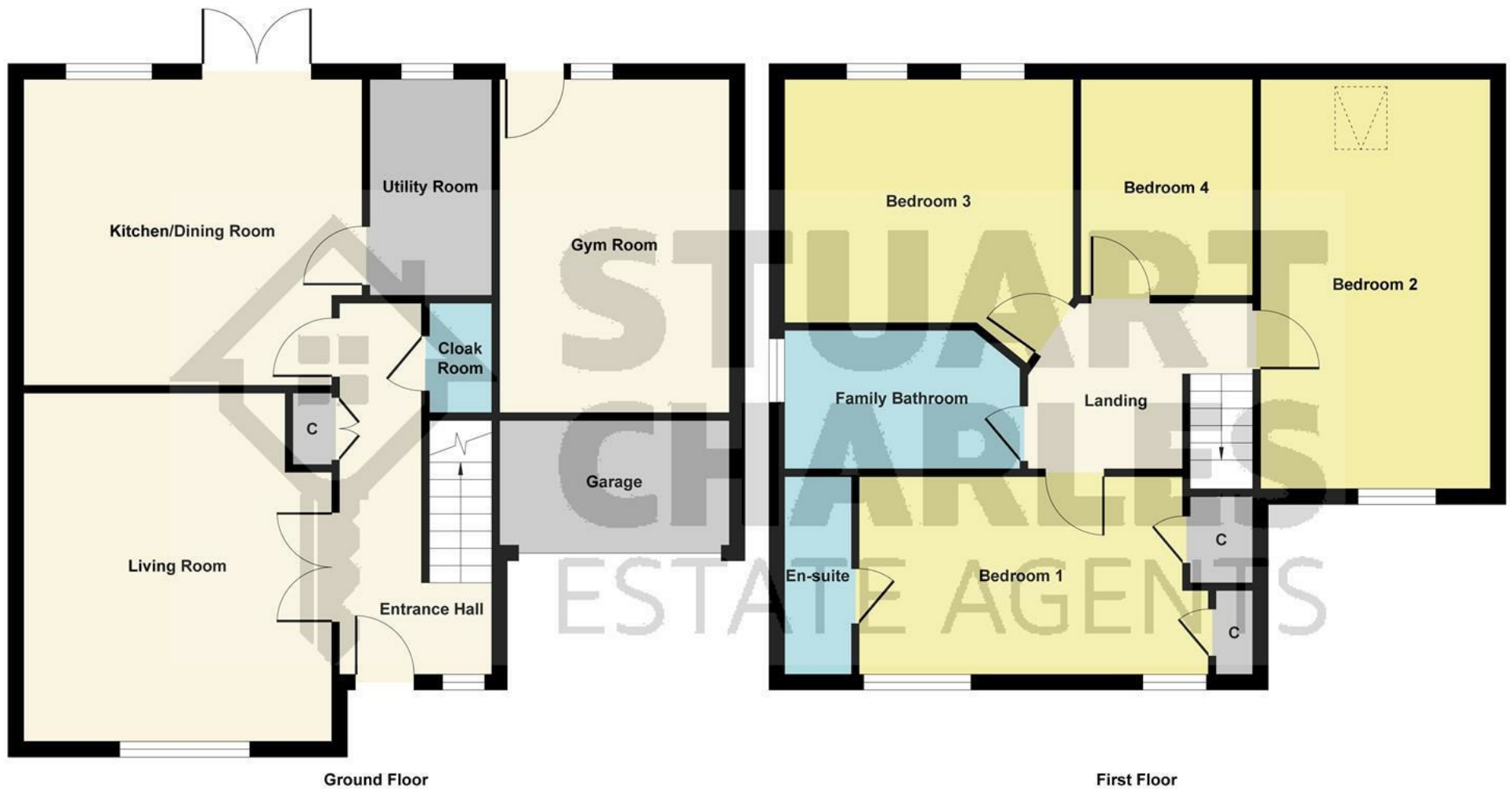


Illustration for identification purposes only, measurements are approximate, not to scale.  
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covered by a pergola and a BBQ area is situated at the other end of the garden next to the summer house. External power point and water tap are also located to the rear of the home.

**Summer house:** This purpose built summer house has power and lighting connected with two windows to the front and French doors opening centrally.

**Gym Room:** Formally part of the garage - that can be returned to a full garage by the owner. This room features power and lighting and could be used for a multitude of purposes.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		85	86
(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	