



80 Oak Wood Drive, Corby, NN18 9BZ



## Offers in excess of £250,000

Stuart Charles are delighted to offer for sale with NO CHAIN this three bedroom detached family home located in the desirable Knights lodge area of Corby. Being situated next to several schools and multiple open spaced area 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, bay fronted lounge and a kitchen/diner to the rear. To the first floor are three good sized bedrooms and a three piece family bathroom, the master bedroom also benefits from a three piece en suite. Outside to the front is a low maintenance garden while to the rear a patio area leads onto a laid lawn and to a detached summer house. Off road parking is allocated to the rear of the garden for two vehicles. Call now to view!!.

- LARGE BAY FRONTED LOUNGE
- GUEST W.C
- THREE PIECE FAMILY BATHROOM AND THREE PIECE EN-SUITE TO MASTER BEDROOM
- SUMMER HOUSE WITH POWER AND LIGHTING
- WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOLS
- OPEN PLAN KITCHEN/DINER
- THREE GOOD SIZED BEDROOMS
- LARGE REAR GARDEN
- OFF ROAD PARKING FOR TWO VEHICLES TO THE REAR
- WALKING DISTANCE TO MAIN BUS LINKS AND SHOPS

### Entrance Hall

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

### Guest W.C

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

### Living Room

14'8 x 13'0 (4.47m x 3.96m)

Double glazed Bow window to front elevation, radiator, under stairs storage area, tv point, telephone point.

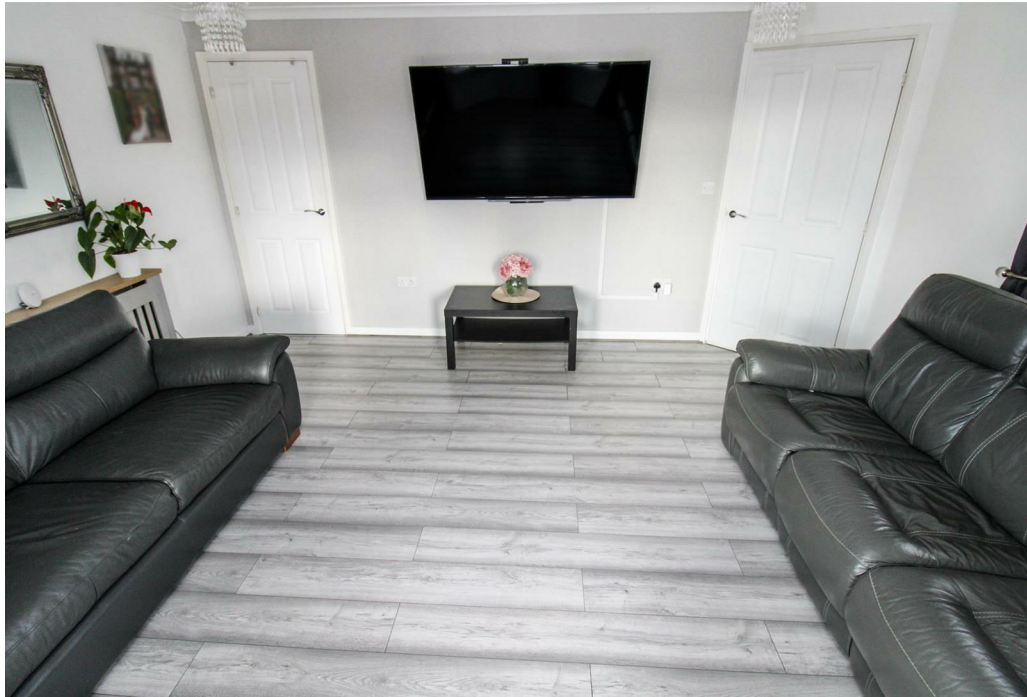
### Kitchen/Diner

14'6 x 10'4 (4.42m x 3.15m)

Fitted to comprise a range of base and eye level units with a single steel sink and drainer, gas hob with extractor, electric oven, plumbing for automatic













washing machine, space for free standing fridge/freezer, space for dishwasher, radiator, double glazed window and French doors to rear elevation.

### First Floor Landing

Loft access, radiator, doors to:

### Bedroom One

13'6 x 9'2 (4.11m x 2.79m)

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









### En-Suite

8'4 x 5'0 (2.54m x 1.52m)

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

### Bedroom Two

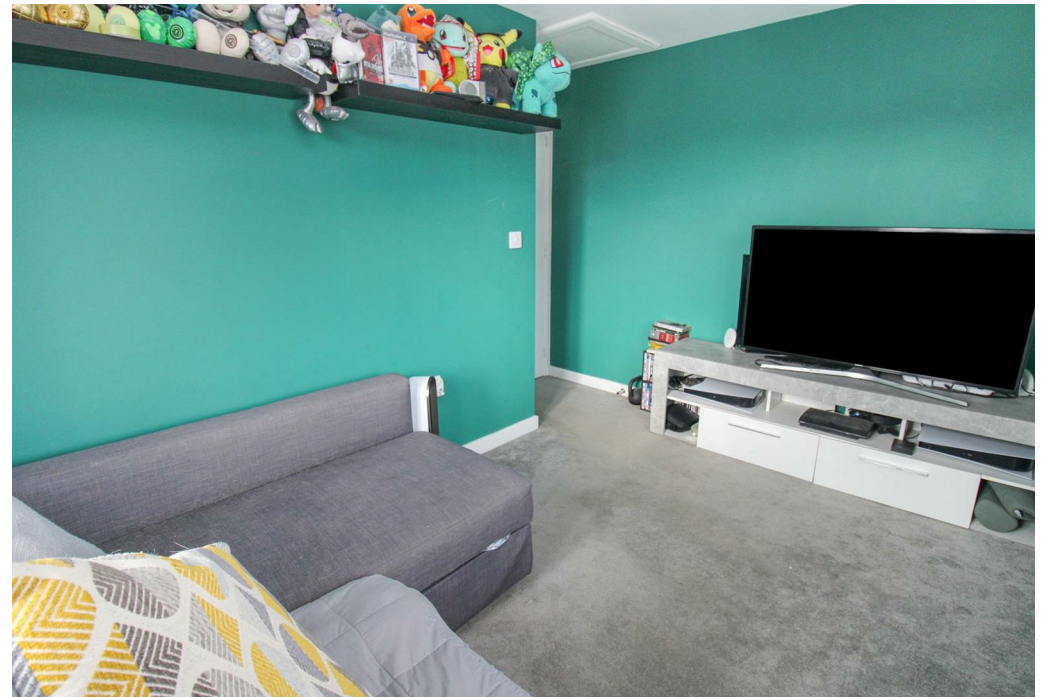
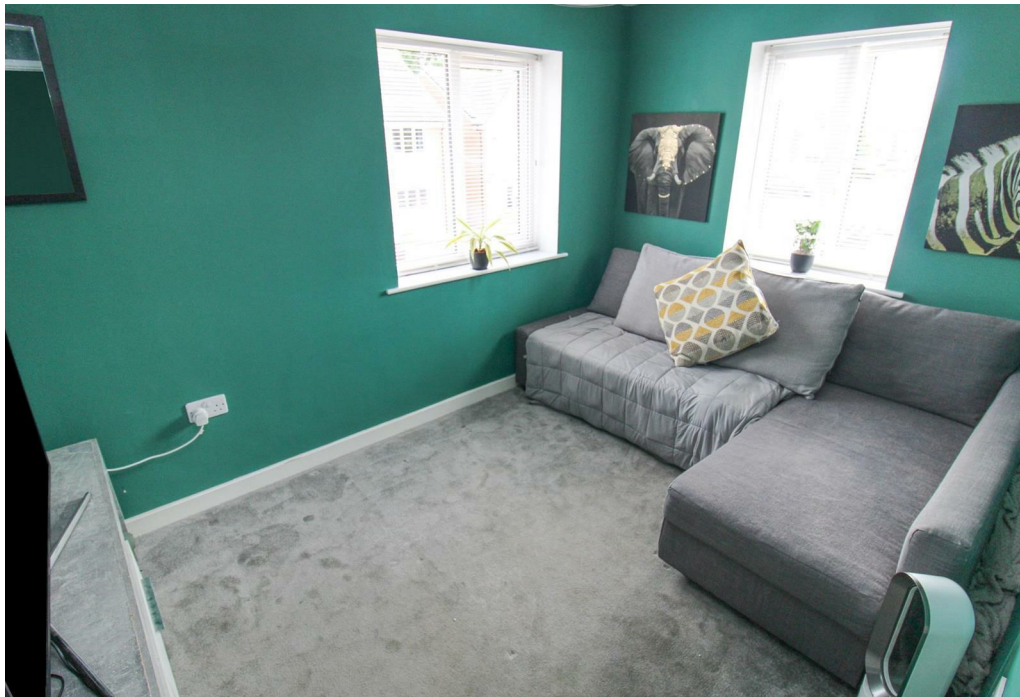
11'6 x 9'2 (3.51m x 2.79m)

Double glazed window to front and side elevation, radiator.

### Bedroom Three

8'4 x 6'2 (2.54m x 1.88m)

Double glazed window to side elevation, radiator.









## Bathroom

7'2 x 5'2 (2.18m x 1.57m)

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

## Outside

Front: A low maintenance laid lawn reach's all around the home and is enclosed by timber fencing to all sides.

Rear: A patio area leads onto a laid lawn and to a further patio area to the rear and to a detached

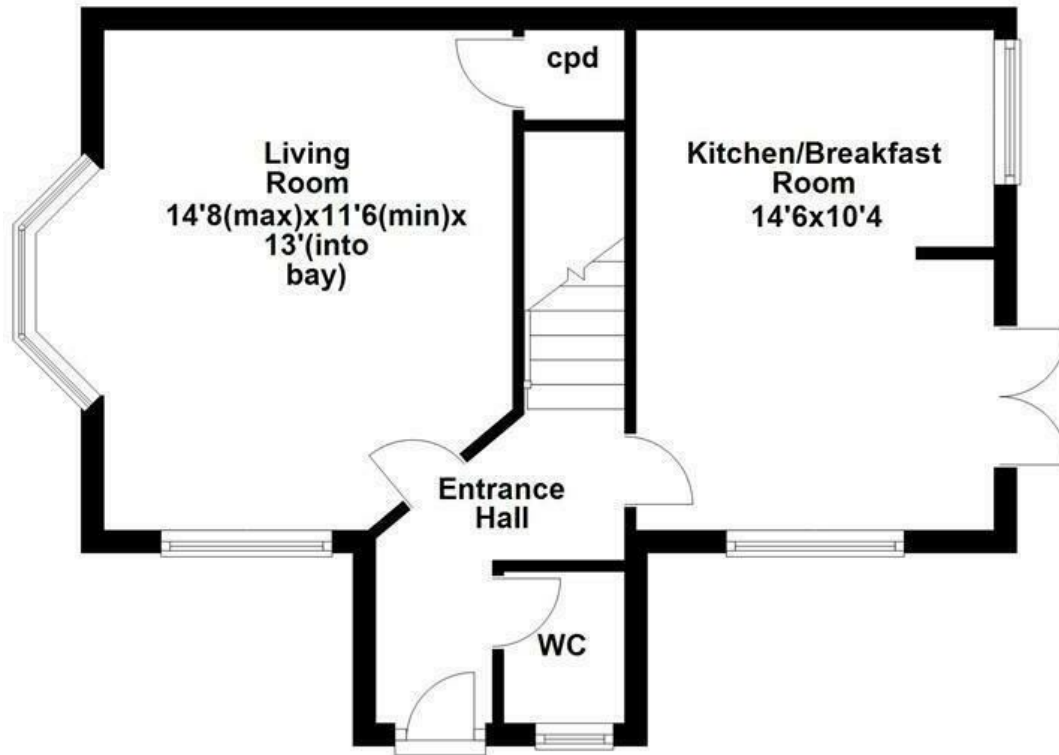




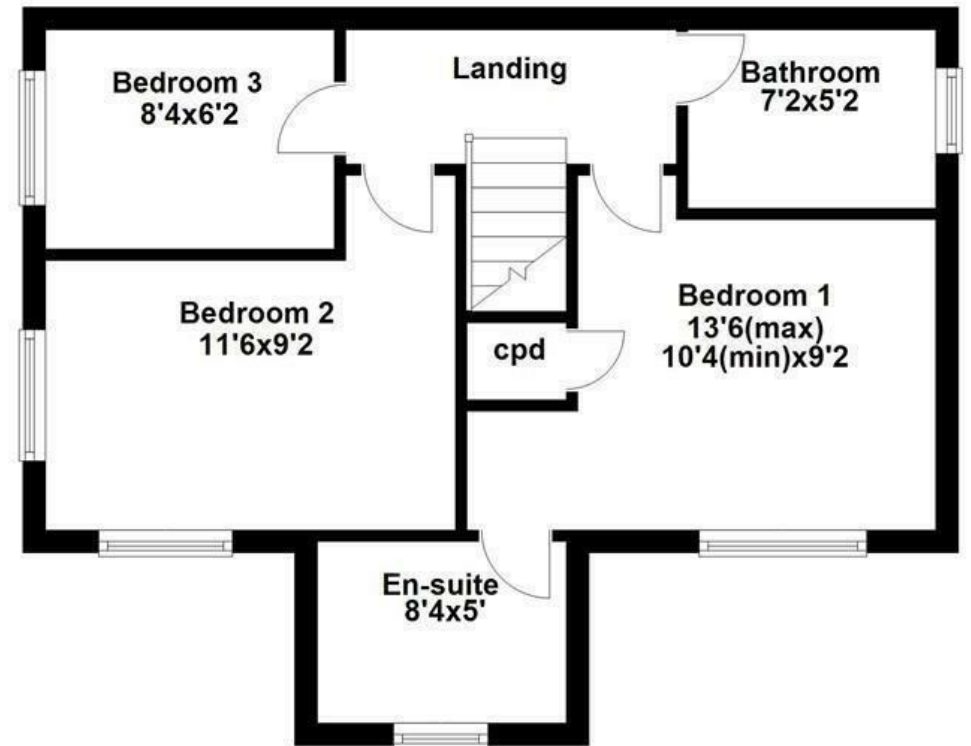




## Ground Floor



## First Floor



Floor plan not to scale - for guidance purposes only.





summer house, outside power point, gated access leads to two off road parking spaces.

Summer House: With power and lighting connected, double glazed windows and doors to front.

| Energy Efficiency Rating                    |           |                            |
|---|-----------|----------------------------|
|   | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>95</b>                  |
| (81-91) <b>B</b>                            | <b>83</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 |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |