



23 Chatsworth Road, Corby, Northamptonshire, NN18 8PE



**STUART
CHARLES**
ESTATE AGENTS

Offers in excess of £310,000

LOCATION LOCATION LOCATION Stuart Charles are delighted to offer for sale with NO CHAIN this FOUR bedroom detached family home located over looking the lakes on the Oakleyvale area of Corby. Situated at the bottom of a private road with only five individually built houses and overlooking the lakes an early viewing is recommended to avoid missing out on this home. The accommodation to the ground floor comprises of a large entrance hall, lounge, dining room, kitchen with utility room and a ground floor W.C. To the first are four good sized bedrooms with a family bathroom, the master bedroom benefits from a larger than average three piece ensuite. Outside to the front a large driveway provides off road parking for multiple vehicles and leads to an integral garage to the side of the drive is a small laid lawn and gated access to the rear garden. To the rear a large patio area leads onto a raised flower bed and to a further private rear lawned garden via stepping stones.

- LOUNGE AND SEPERATE DINING ROOM
- LARGE REAR GARDEN
- CLOSE TO MORRISONS
- LOCATED ON A PRIVATE DRIVE
- WALKING DISTANCE TO TWO PRIMARY SCHOOLS AND BROOKE WESTON ACADEMY
- KITCHEN AND UTILITY ROOM
- OFF ROAD PARKING AND GARAGE
- WALKING DISTANCE TO LOCAL SHOPPING PARADE
- OVER LOOKING OAKLEYVALE LAKES

Entrance Hall

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

Lounge

18'10 (5.74m)

Double glazed bow window to front elevation, radiator, Tv point, telephone point, archway to dining room.

Dining Room

12'0 x 9'0 (3.66m x 2.74m)

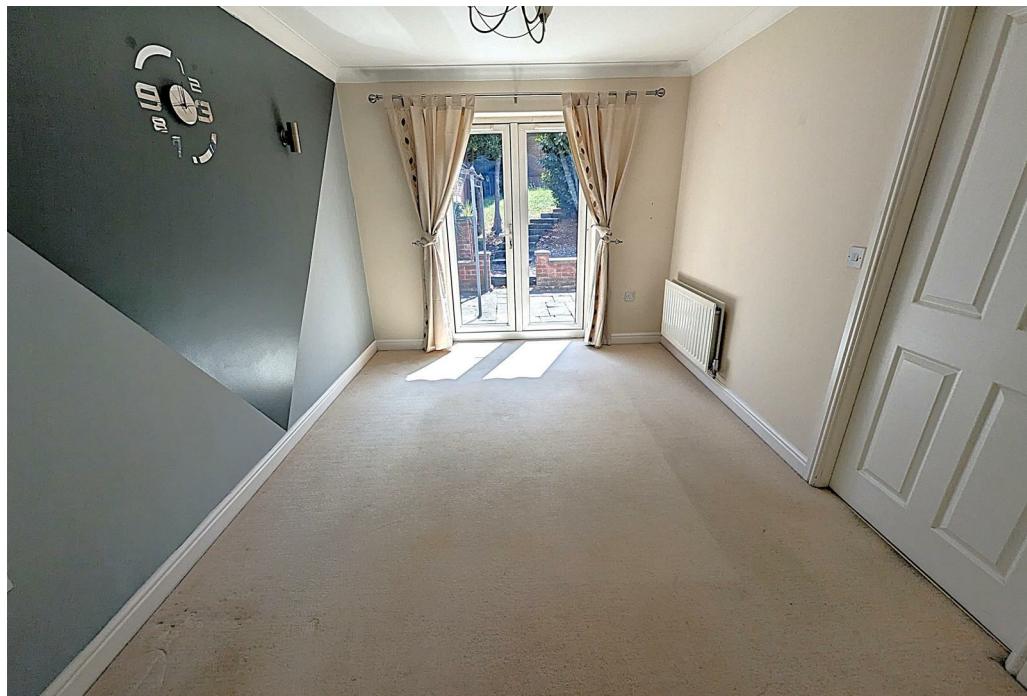
Double glazed French doors to rear, radiator, door to:

Kitchen

12'0 x 9'0 (3.66m x 2.74m)

Fitted to comprise a range of base and eye level units one and half bowl steel sink and drainer, gas hob with extractor, double electric oven, integrated fridge/freezer, integrated







dishwasher, radiator, double glazed window to rear elevation, archway to:

Utility Room

8'0 x 6'0 (2.44m x 1.83m)

Fitted to comprise a single steel sink and base level units. Wall mounted boiler, double glazed door to rear, door to:

W.C

Fitted to comprise a two piece white suite comprising a low level pedestal, low level wash hand basin, radiator, double glazed window to side elevation.

First Floor Landing

Loft access, airing cupboard, doors to:





Bedroom One

13'11 x 11'1 (4.24m x 3.38m)

Double glazed window to front elevation, radiator, tv point, dressing area, space for double wardrobe, door to:

En-Suite: Fitted to comprise a three piece white suite with a mains feed shower cubicle, low level pedestal, low level wash hand basin, extractor fan, double glazed window to side elevation.



Bedroom Two

11'0 x 9'0 (3.35m x 2.74m)

Double glazed window to front elevation, radiator.





Bedroom Three

13'0 max x 11'0 (3.96m max x 3.35m)

Double glazed window to side elevation, radiator.

Bedroom Four

8'0 x 8'0 (2.44m x 2.44m)

Double glazed window to rear elevation, radiator.

Bathroom

Fitted to comprise a three piece suite featuring a white panel bath with electric shower over, low level pedestal, low level wash hand basin, radiator, double glazed window to rear elevation.

Outside

Front: A driveway provides off road parking for several





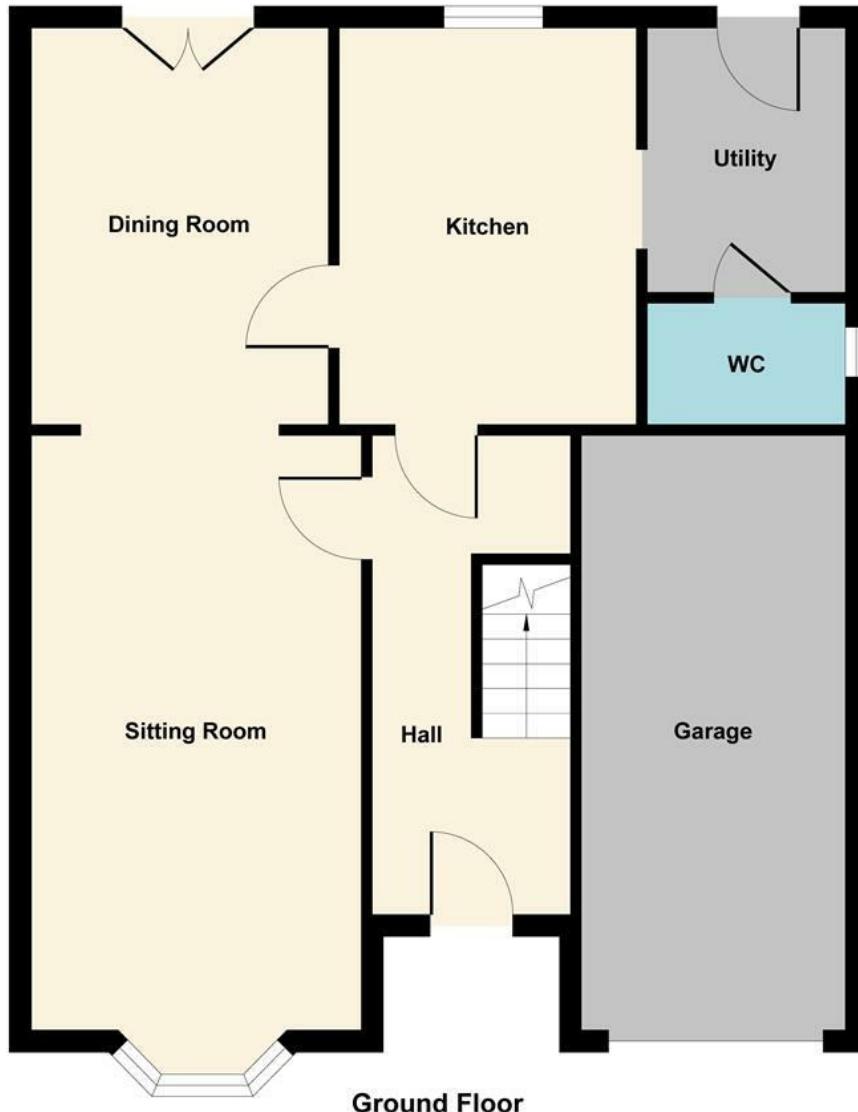


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

vehicles and leads to a low maintenance laid lawn and gated rear access.

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

Rear: A large patio area leads up onto a raised garden which is divided by mature trees and leads to a private laid lawn to the rear.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	72	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		