



21 Garston Road, Corby, Northants, NN18 8NG



**STUART
CHARLES**
ESTATE AGENTS

£197,500

Situated in the ever popular Oakley Vale and within walking distance to a range of amenities to include primary/secondary schools and shops an early viewing is recommended to avoid missing out in this home. Stuart Charles are delighted to offer for sale this TWO DOUBLE bedroom home which is perfect for investors or first time buyers! The accommodation to the ground floor comprises of an entrance hall, lounge, kitchen/diner and conservatory. To the first floor are two double bedrooms and a three-piece shower room. To front is a slabbed pathway leading to the front entrance. To the rear there is patio area that leads to artificial grass, all enclosed by timber fence surround with gated access to the rear. Call now to book a viewing!!

- LARGE LOUNGE
- CONSERVATORY
- SHOWER ROOM
- LOW MAINTENANCE GARDEN
- WALKING DISTANCE TO LOCAL SHOPS
- MODERN KITCHEN
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- WALKING DISTANCE TO SENIOR AND PRIMARY SCHOOLS

Entrance Hall

Entered via double glazed front door

Lounge

12'5" x 15'8" (3.81 x 4.8)

Double glazed window to front elevation, radiator, tv point, telephone point.

Kitchen/Diner

11'6" x 8'0" (3.51 x 2.44)

Fitted to comprise a range of base and

eye level units with one and a half sink and drainer, integrated slimline dishwasher, gas hob with overhead extractor, double electric oven. space for automatic washing machine, space for free standing fridge/freezer, radiator, double glazed window to rear.

Conservatory

10'7 x 9'6 (3.23m x 2.90m)

Radiator, double glazed windows to rear elevation, double glazed French doors to rear elevation.







First Floor Landing

doors to;

Bedroom One

10'7" x 8'7" (3.23 x 2.64)

Double glazed window to rear, tv point, fitted wardrobes, radiator.

Bedroom Two

8'9" x 9'4" (2.67 x 2.87)

Double glazed window to front, cupboard, radiator.

Shower Room

Fitted to comprise a low level hand wash basin, low level pedestal, walk in shower unit, radiator, double glazed window to side elevation.

Outside





FRONT - A slabbed pathway leading to the front entrance, pebble dash to the side.

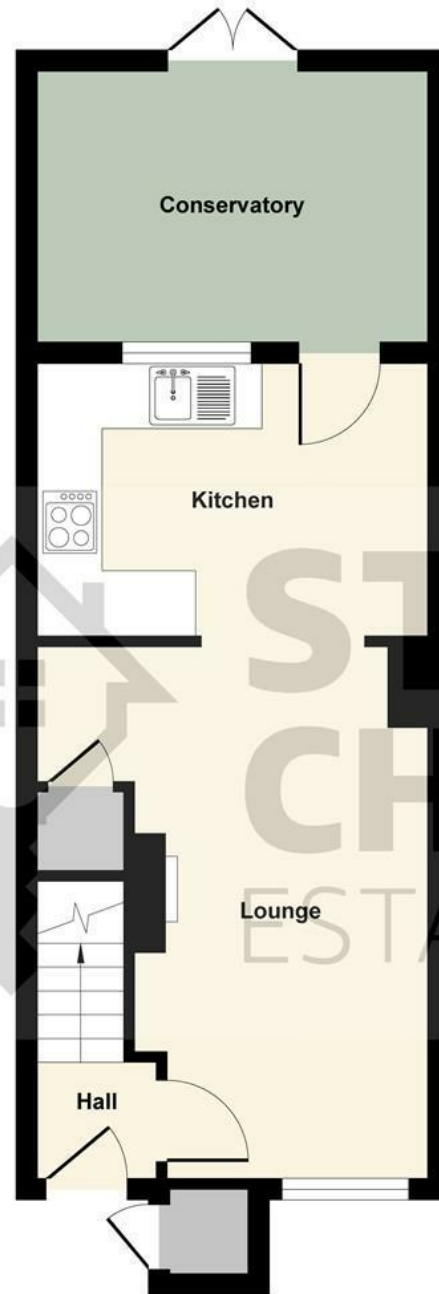
REAR - A large patio that leads to artificial grass, timber gated rear access, enclosed to all sides by timber fencing.



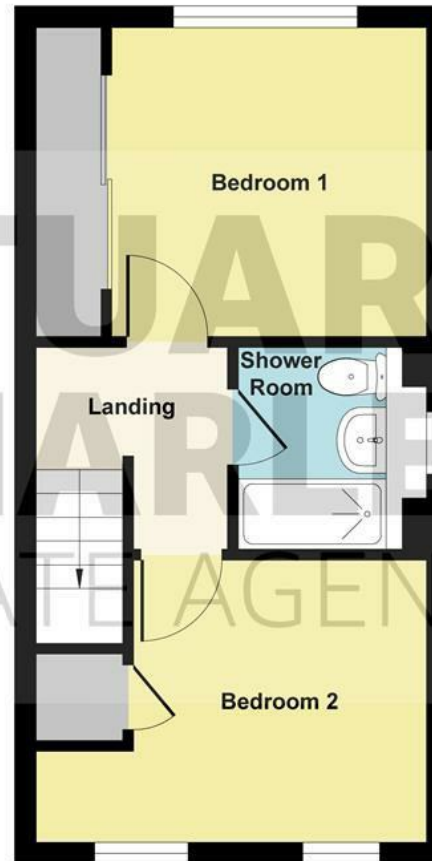








Ground Floor



First Floor

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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		