

52 Folkestone Drive  
Corby  
Northamptonshire  
NN18 8GZ

£210,000

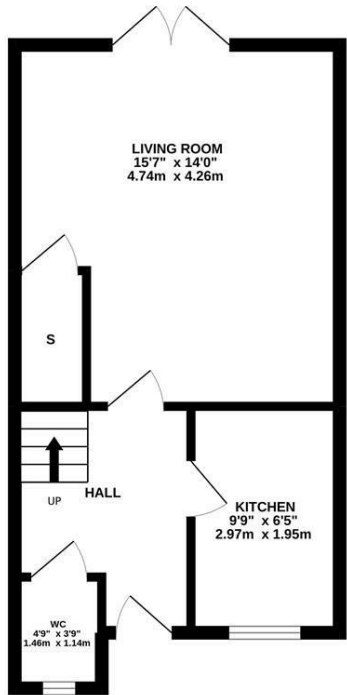


OSCAR JAMES

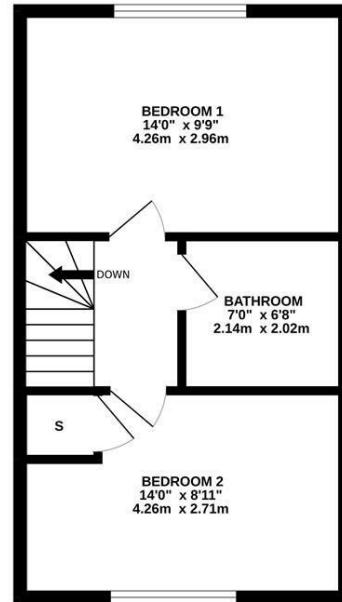
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# FLOOR PLANS

GROUND FLOOR  
362 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 715 sq.ft. (66.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AT A GLANCE...



Large Lounge/Diner with French Doors Opening to the Rear



Modern Kitchen with Eye Level/Base Units & Space for Appliances



Two Generously Sized Double Bedrooms to the First Floor



Three Piece Family Bathroom with Shower Over the Bath



Expansive Rear & Side Garden with Potential to Extend (STPP)



Private Parking for One Vehicle with Potential to Create Further Off Road Parking to the Front



# WHAT'S GREAT?

Situated in the ever popular Oakley Vale area of Corby is this wonderful two bedroom semi detached family home that is found in a secluded location at the end of a private road with an open green space to the front aspect. Located within close proximity to all Oakley Vale has to offer which includes: two primary schools, Brooke Weston Academy, an array of shops and plenty of open green space for weekend walks; this fantastic home would be perfect as a starter home to enjoy for years to come.

Upon entry you are greeted by an inviting entrance hall that provides access to the entire ground floor. A convenient downstairs W/C, modern kitchen hosting an array of eye level/base units and space for appliances and finally is a large lounge/diner that benefits from a handy storage cupboard and french doors opening to the rear onto the expansive garden.

To the first floor are two generously sized double bedrooms and a modern three piece family bathroom with shower over the bath.

Entering the rear garden you are met by a large expansive area that has the potential to be transformed, creating your perfect eutopia. Comprising of a well proportioned rear and side garden, the property is also primed for extending (STPP), adding a summerhouse/bar/gym, large entertaining area with enough space for a trampoline and football goal to keep the children entertained. Whatever you are looking to do, it is possible with this impressive space.

Call Oscar James now to book a viewing on this wonderful property and to avoid disappointment.

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# SELLER'S SECRET

I moved in when the property was brand new and it has been a fantastic home over the years. Tucked away at the end of a private access road and a large green space to the front, my home creates a perfect haven to unwind and relax after a stressful day or week.



## Why we like it....

Oakley Vale is arguably one of the most desirable areas within Corby and this wonderful home would create the perfect starter home for somebody looking to take their first steps on the property ladder.

With potential to extend (STPP), this fantastic property would also be able to accommodate for years to come for an ever expanding family.

To buy or not to buy....

# OSCAR JAMES

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