

99 Mantlefield Road
Corby
Northamptonshire
NN18 0AT

£235,000

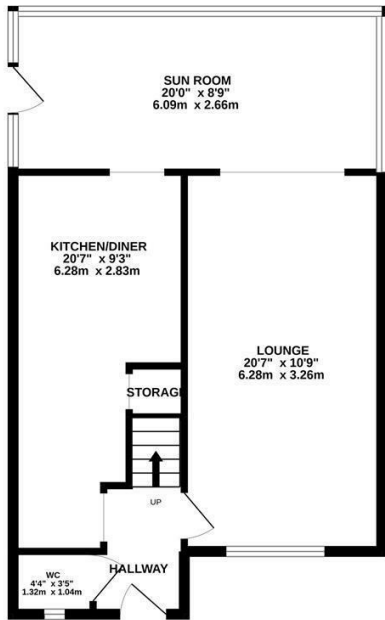


OSCAR JAMES

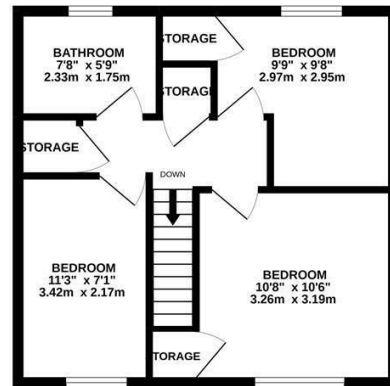
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FLOOR PLANS

GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 1028 sq.ft. (95.5 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...



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WHAT'S GREAT?

Situated on the ever popular Beanfield Estate located within the heart of Corby is this immaculately presented three bedroom family home that is being offered to the market with NO ONWARD CHAIN!

Ideally positioned close to local primary schools, shops and parks; this wonderful property would make an ideal first time buy or investment property.

Upon entry, you are warmly welcomed to the property via the porch extension which opens up into a spacious entrance hall. Leading from the entrance hall is the recently refitted downstairs W/C, dual aspect lounge with feature fireplace and also a dual aspect kitchen/diner.

The kitchen/diner has been recently upgraded and provides a copious amount of storage due to the combination of wall/base units, integrated appliances and breakfast bar area which is perfect for those busy mornings.

Connecting the kitchen/diner and lounge is a glorious sun room that is flooded with natural light due to the southerly facing garden. This room provides a versatile living space with endless possibilities at your disposal.

To the first floor are three generously sized double bedrooms with bedrooms one and two benefitting from built in storage. Completing the first floor is the modern three piece family bathroom comprising a p shaped bath with rainfall shower over, storage cupboard and airing cupboard housing the boiler.

The rear of the property is of fairly low maintenance with the majority being hardstanding patio area combined with a cleverly thought out addition of mature plants & shrubbery directing you through the garden. To the top of the garden is a large garden shed and side access leading back to the front of the property.

Further benefits include the potential to create off road parking (STPP) at the front for multiple vehicles.

EPC Rating - D

Call Oscar James now to book a viewing and to avoid disappointment.

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SELLER'S SECRET



Why we like it....

To buy or not to buy....

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