

76 Charnwood Road  
Corby  
Northamptonshire  
NN17 1YR

£219,995

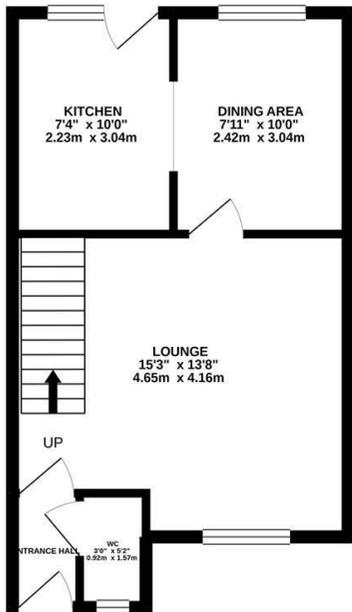


OSCAR JAMES

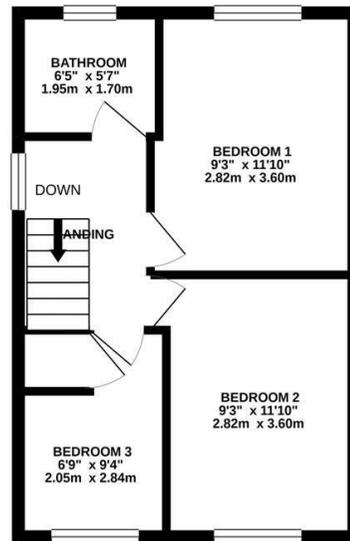
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# FLOOR PLANS

GROUND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR  
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 740 sq.ft. (68.8 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...



Full width Lounge



Archway to Dining room



Three Bedrooms



Three piece suite



Private Rear Garden



Garage & Driveway



## WHAT'S GREAT?

A beautifully presented three bedroom semi-detached detached home is offered to the market with NO ONWARD CHAIN. Situated on the evermore popular street of Charnwood Road which is located within close proximity to Corby town centre.

The ground floor of this property is home to the entrance which gives access to the downstairs guest cloakroom and the lounge. The lounge is the full width of the property and incorporates the stairs which rise to the first floor landing. The lounge also features a double glazed window to the front aspect and a door which leads into the dining room.

The Dining room is a useful space and eases into the kitchen via an archway. the fitted kitchen come with an electric fitted oven, a gas hob, wall and base units with worksurfaces over. other features include a door leading out to the rear garden.

The first floor of this property is home to three bedrooms two of which are doubles and the other one is a single which incorporates a built in cupboard which houses the brand new

combination boiler. The First floor also hosts the three piece suite family bathroom which is immaculately presented.

Externally to the front of this property there's a driveway which runs to the side of the house can park 2/3 cars the driveway continues to the single garage which has electric up and over doors.

The rear garden is mainly laid to lawn and has a paved patio area immediately to the rear of the house which is perfect for a seating area.

...expect excellence



# SELLER'S SECRET



## Why we like it....

In our opinion this beautifully presented three bedroom semi detached home will not hang around for long. Being located within close proximity to the town centre but yet still living on a peaceful street can be a rarity but this area has it all. Notably this home has a driveway which can host 2/3 vehicles, there's also the added bonus of a garage. The rear garden is mainly laid to lawn and private. The house internally is presented immaculately and boasts superb living space to the ground floor in the shape of two seperate reception rooms and a kitchen, the ground floor also boasts a guest w/c. The first floor is home to three bedrooms and a family bathroom.

To buy or not to buy....

# OSCAR JAMES

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