



## 12 Lulworth Walk, , Corby NN18 0DY Offers Over £160,000

Lucas Estate Agents are pleased to be presenting this fantastic 3 bedroom semi-detached property to the market with NO ONWARD CHAIN. In need of some modernisation, this property boasts a great opportunity for someone to put their own stamp on their new home. Walking into the front door you will find an entrance hallway with room for shoes and coats and access to the 1st floor via the open staircase. Into the lounge/diner there is a large dual aspect room measuring 6 metres long with space for a good sized lounge plus dining table in front of the French doors onto the garden. The modern fitted kitchen has lots of eye and base level units along with a breakfast bar with matching worktop. The kitchen boasts a recently tiled floor and lots of storage space including a floor to ceiling pantry cupboard. Upstairs there are 3 good sized bedrooms, bedroom 1+2 are both double rooms with built in storage and bedroom 3 is a large single with views onto the front aspect. The bathroom is currently laid out with a corner bath but is big enough for someone to re imagine the space easily. On the landing there is a storage/airing cupboard which houses the mains gas boiler that was fitted in 2017. Outside you will find a large garden which is mainly lawned but has some paving outside the lounge French doors. To the rear of the garden you will find a handy shed big enough for all your furniture and tools and on the side of the house there is an additional storage room that could be incorporated into the house for a downstairs guest WC. At the front there is a lawned garden with access from the walkway which leads on to a large green at the side of the property. This is council owned but provides a fantastic looking back drop to the house. Locally there are lots of amenities within walking distance which include doctors and shops. Corby Town centre and train station are a 5 minutes drive. The trains run regularly and take approximately 1 hr into London St Pancras.

**Tenure: Freehold**  
**Energy Rating: D**  
**Council Tax Band: A**

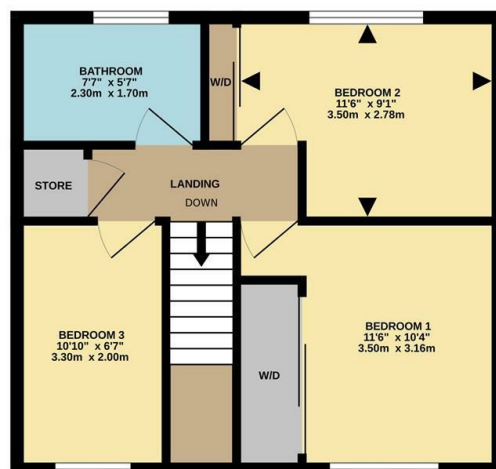
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GROUND FLOOR  
412 sq.ft. (38.2 sq.m.) approx.



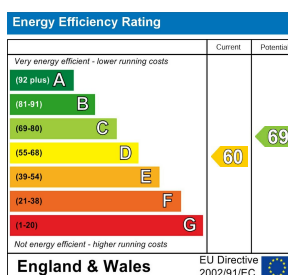
1ST FLOOR  
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.7 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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- 3 Bedroom Semi-Deatched Property
- NO ONWARD CHAIN
- Brilliant First Time Buyer Opportunity
- Modern Fitted Boiler
- Modern Fitted Kitchen



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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