



**STUART  
CHARLES**  
ESTATE AGENTS



## The Avenue

, Corby, NN17 5EE

£305,000



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## Entrance Hall

Entered via a double glazed door, radiator, stairs rising to first floor, doors to:

## Guest WC

6'11" x 2'11" (2.13m x 0.91m)

Featuring a two piece white suite with low level pedestal and wash hand basin, under stairs cupboard, radiator.

## Lounge

15'5" x 10'8" (4.72m x 3.27m)

Double glazed window to the front, double glazed French doors to rear elevation, radiator.

## Kitchen/Breakfast Room

15'5" x 10'2" (4.72m x 3.12m)

Fitted to comprise a range of base and eye level units with sink and drainer, part tiled, gas hob and double electric oven, recycler hood, space for white goods, double glazed window to the front, side and rear elevation, radiator.

## First Floor Landing

Airing cupboard, radiator, doors leading to:

## Bedroom One

9'9" x 10'4" (2.99m x 3.15m)

Double glazed windows to the front and rear elevation, radiator.

## Dressing area

8'11" x 4'0" (2.74m x 1.22m)

Double glazed windows to the front elevation, two double wardrobes, radiator, door to:

## En-Suite

6'3" x 6'7" (1.93m x 2.01m)

Featuring a three piece suite with a separate shower cubicle, low level pedestal, wash hand basin, double glazed window to the front elevation, extractor fan, chrome towel radiator.

## Bedroom Two

15'5" x 10'4" (4.72m x 3.15m)

Double glazed window to the front, side and rear elevation, radiator.

## Bedroom Three

15'5" x 9'3" (4.72m x 2.82m)

Double glazed window to the front and rear elevation, radiator.

## Bedroom Four/Lounge

15'5" x 9'3" (4.72m x 2.84m)

Double glazed window to the front and rear elevation, radiator.

## Bathroom

6'3" x 6'7" (1.93m x 2.03m)

Fitted to comprise a three piece suite with a panel bath and mixer shower/tap, low level wash hand basin and pedestal, double glazed window to the side elevation, extractor fan, chrome towel radiator.

## Outside

To the rear is a patio which leads to a landscaped laid lawn and block paving, with mature shrubbery and plants, enclosed by brick walling and timber fencing with rear gated access.

There is a double gated access parking space and garage with up and over door to the rear.

Tel: 01536 234264





**ELDON NORTH INDUSTRIAL ESTATE**

bus, Landsat / Copernicus, Maxar Technologies

A map from Google Maps showing the location of the Weldon North Industrial Estate. A red pin is placed on the map, indicating the specific site. The map includes labels for 'WELDON NORTH INDUSTRIAL ESTATE' and 'Weldon'. The Google logo and 'Map data ©2026' are visible at the bottom.

The image displays three floor plans for a three-story house, each with a distinct color scheme and room layout.

**First Floor:** This plan features a central pink Landing. To the left is a light blue Bedroom 1. To the right is a large orange Lounge/Bedroom Four. Below Bedroom 1 is an orange Dressing Area with two white closets (WD). Adjacent to the Dressing Area is a green AC room and a purple En-suite. The Landing provides access to the bedrooms and the En-suite.

**Ground Floor:** This plan shows a large purple Living Room on the right. On the left is an orange Kitchen/Breakfast Room. A central pink Entrance Hall leads to the Living Room and a green WC. A staircase is located between the Kitchen/Breakfast Room and the Living Room.

**Second Floor:** This plan includes two bedrooms: a purple Bedroom 2 on the left and an orange Bedroom 3 on the right. A central green Landing provides access to both bedrooms and a pink Bathroom. A staircase is also located on the Landing.

Please contact our Stuart Charles Estate Agents Office  
on 01536 234264 if you wish to arrange a viewing appointment for this  
property or require further information.

**Energy Efficiency Rating**

| Rating                                      | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

**England & Wales**

EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

| Rating                                                          | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

**England & Wales**

EU Directive 2002/91/EC

47 Corporation Street, Corby, Northants, NN17 1NQ  
Tel: 01536 234264 Email: [stuart@stuartcharlescorby.co.uk](mailto:stuart@stuartcharlescorby.co.uk)