



16 Orkney Walk, Corby, NN17 2QT



**STUART
CHARLES**
ESTATE AGENTS

£220,000

Stuart Charles are delighted to offer FOR SALE this Three bedroom family home located in the ever popular Lodge Park area of Corby. Situated a short walk from several shopping area's, multiple schools and open green spaces an early viewing is recommended to avoid missing out on this home. The accomadation comprises to the ground floor of an entrance hall, guest W.C, large lounge, open plan kitchen/diner and utility room. To the first floor are three good sized bedrooms, a three piece family bathroom and a two piece shower room. Outside to the rear is a low maintenance patio area which is partially covered by a pergola and this leads up to a low maintenance gravel area while the garden is enclosed by timber fencing to all sides.

- LARGE LOUNGE
- UTILITY AREA
- THREE GOOD BEDROOMS
- LOW MAINTENANCE GARDEN
- WALKING DISTANCE TO SHOPS
- OPEN PLAN KITCHEN/DINER
- GUEST W.C
- THREE PIECE FAMILY BATHROOM AND SEPERATE SHOWER ROOM
- WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOLS
- CLOSE TO GREEN SPACES AND PARKS

Entrance Hall

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

Guest W,C

Fitted to comprise a two piece suite consisting of a low level pedestal, low level wash hand basin, double glazed window to front elevation.

Lounge

17'5 x 10'8 (5.31m x 3.25m)

Double glazed window to front elevation, tv point, telephone point, radiator, Double glazed door to rear elevation.

Kitchen/Diner

18'2 x 9'10 (5.54m x 3.00m)

Fitted to comprise a range of base and eye level units and Quartz work surfaces, single sink, Pyrolytic oven







plus additional combo microwave oven, induction hob with extractor, space for automatic washing machine, double glazed window to front and rear elevation, radiator, double glazed door to rear elevation, archway to:

Utility Area

Quartz work top, space for American fridge/freezer, space for automatic dryer,

First Floor Landing

Loft access, airing cupboard with boiler fitted 2022, doors to:





Bedroom One

17'7 x 9'11 (5.36m x 3.02m)

Double glazed window to front elevation, radiator, storage cupboard.



Bedroom Two

10'8 x 9'10 (3.25m x 3.00m)

Double glazed window to front elevation, radiator, built in wardrobe.

Bedroom Three

8'8 x 7'5 (2.64m x 2.26m)

Double glazed window to rear elevation, radiator.





Family Bathroom

8'7 x 6'9 (2.62m x 2.06m)

Fitted to comprise a three piece suite consisting of a panel bath, low level wash hand basin, low level pedestal, radiator, double glazed window to rear elevation.



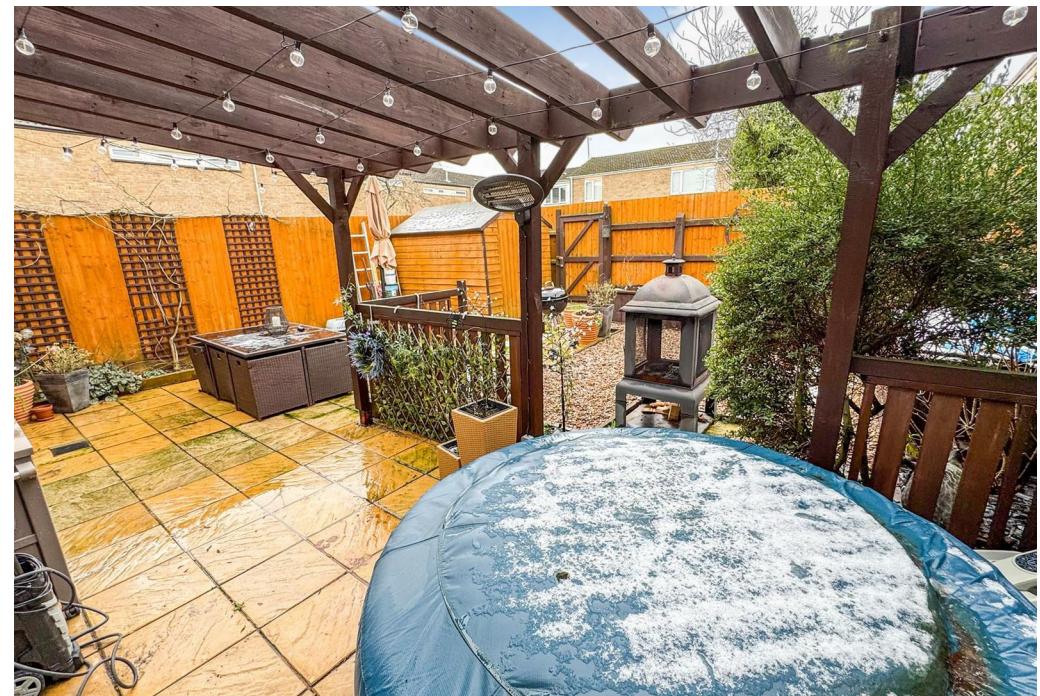
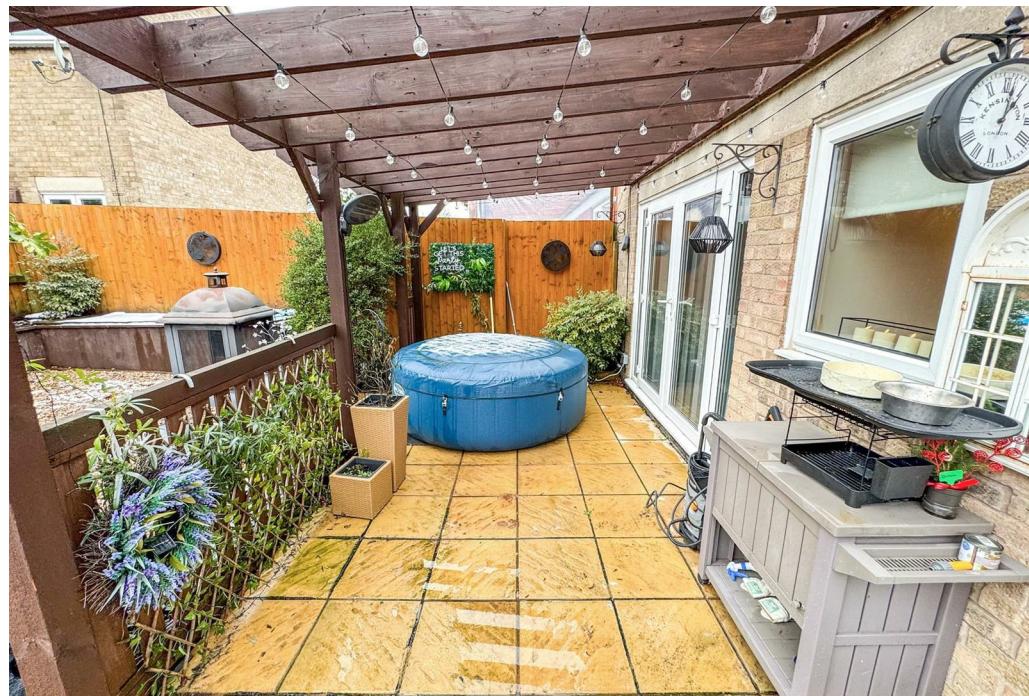
Shower Room

Fitted to comprise a mains feed shower cubicle, double glazed window to rear elevation.

Outside

Front: A low maintenance paved area is located to both sides.

Rear: A large patio area is partially covered by a





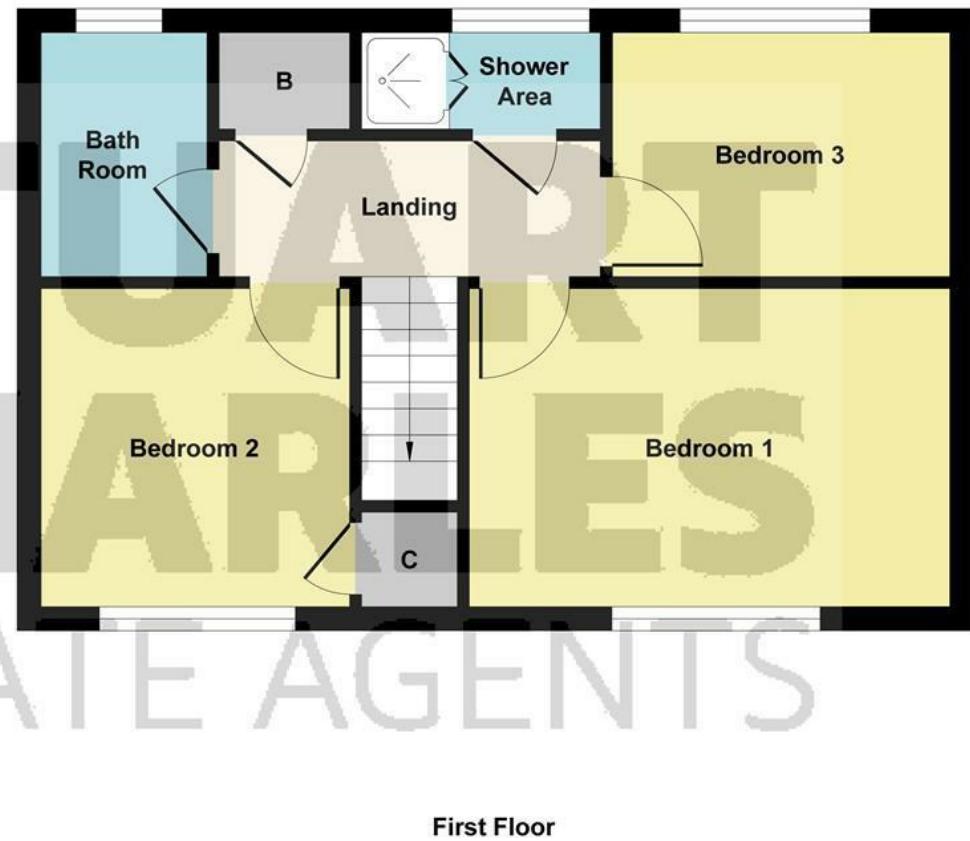
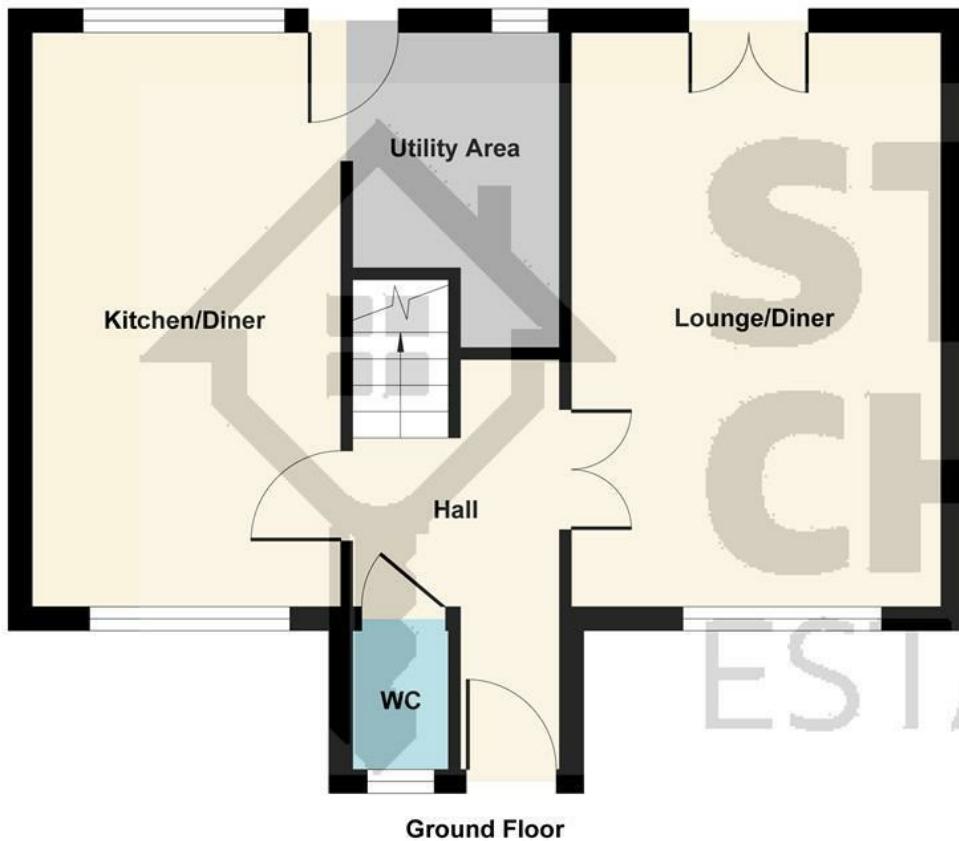


Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



pergola and this leads to low maintenance gravel area while the garden is enclosed by timber fencing to all sides and gated access to the rear.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/81/EC