



28 Regal Close, Corby, NN17 1EZ



# £207,995

Stuart Charles are delighted to offer for sale this TWO DOUBLE bedroom home located in the Old village area of Corby. Situated a short walk away from the old village high street, Corby's train station and multiple schools an early viewing is recommended to avoid missing out on this rare opportunity. The accommodation comprises to the ground floor of a large entrance hall, guest W.C, kitchen/diner and lounge. To the first floor are two double bedrooms both with built in wardrobes and a three piece family bathroom. Outside to the front is off road parking and a low maintenance garden while to the rear a purpose built pagoda leads onto a low maintenance garden that features two patio area's and a summer house. Call now to view!!.

- RARELY AVAILABLE ONLY TWO BUILT
- LOUNGE OVER LOOKING THE GARDEN
- THREE PIECE BATHROOM
- LARGE PRIVATE GARDEN WITH SUMMERHOUSE
- WALKING DISTANCE TO TOWN CENTRE AND WEST GLEBE PARK
- OPEN KITCHEN/DINER
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- WALKING DISTANCE TO OLD VILLAGE HIGH STREET
- CLOSE TO TRAIN STATION AND BUS LINKS

## Entrance Hall

Entered via a double glazed door, two storage cupboards, under stairs storage, radiator, stairs rising to first floor landing and doors leading to:

## Guest W.C

Fitted to comprise a two piece suite consisting of a low level pedestal, low level wash hand basin, radiator and extractor fan.

## Kitchen/Diner

13'84 x 6'71 (3.96m x 1.83m)

Fitted to comprise a range of base and eye level units with a single steel sink and drainer, electric hob with extractor, electric oven, space for free standing fridge/freezer, space for automatic washing machine, space for tumble dryer, double glazed window to front elevation, archway to:













## Lounge

13'32 x 8'54 (3.96m x 2.44m)

Double glazed French doors to rear elevation, two radiators, tv point, telephone point.

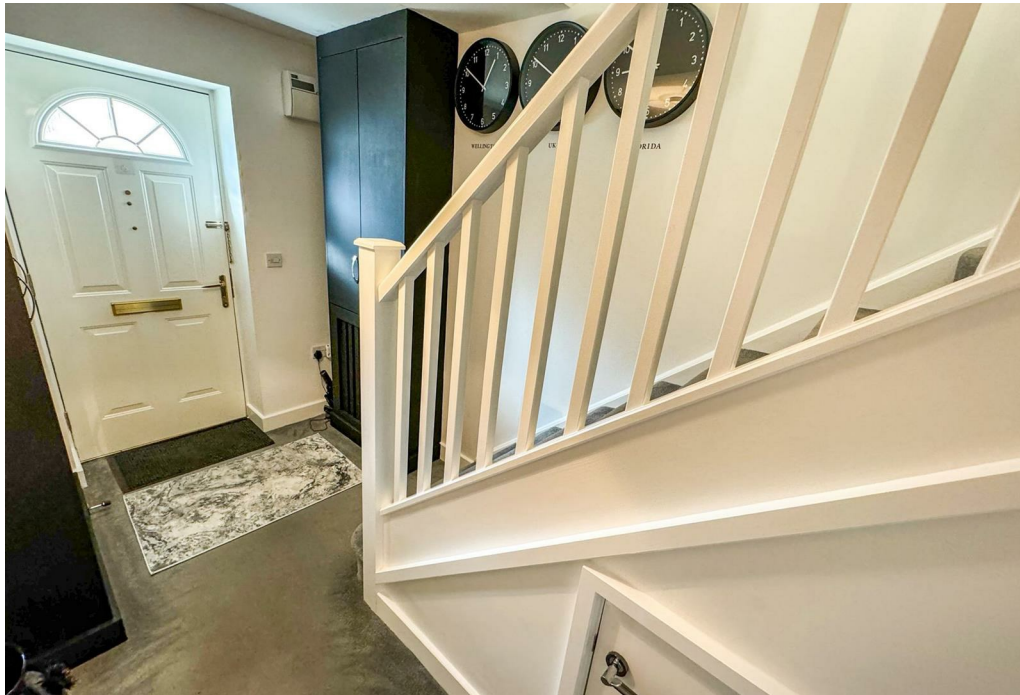
## First Floor Landing

Loft access, radiator, doors to:

## Bedroom One

13'34 x 8'5 (3.96m x 2.57m)

Two double glazed windows to rear elevation, telephone point, radiator, built in wardrobes.









## Bedroom Two

11'43 x 7'67 (3.35m x 2.13m)

Two double glazed windows to front elevation, radiator, airing cupboard with combi boiler and storage.

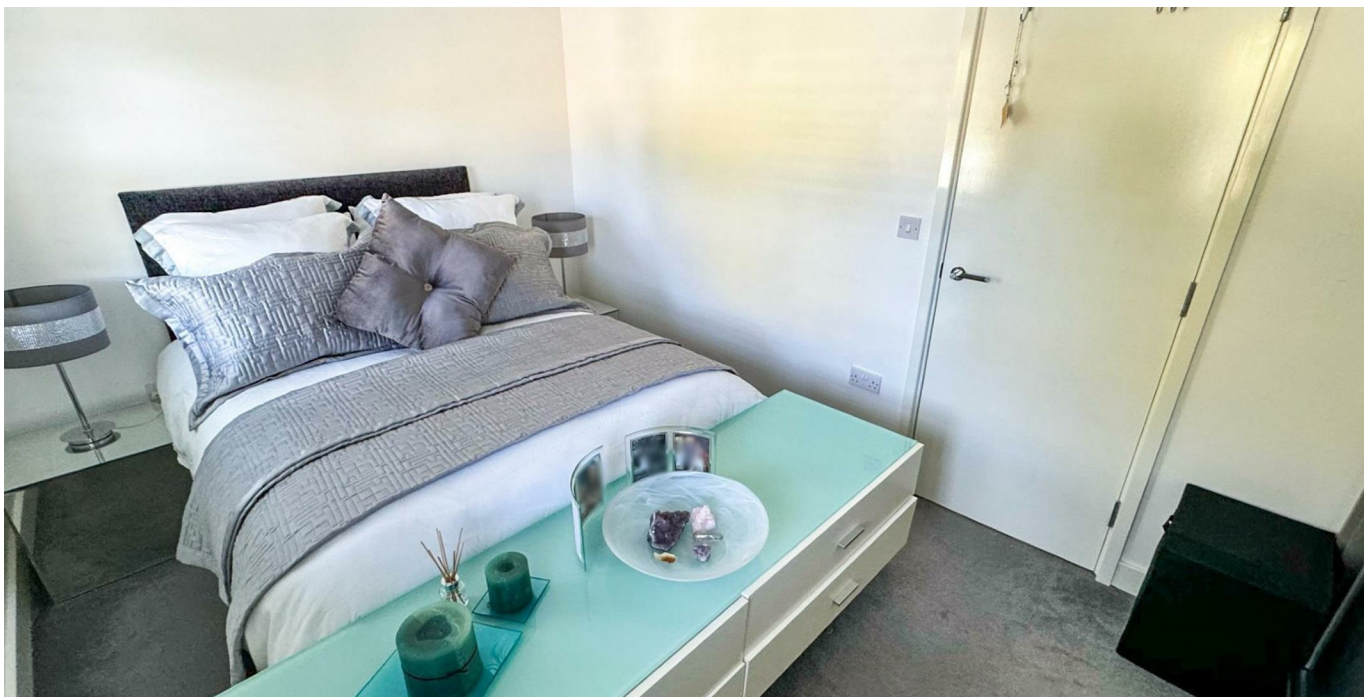
## Bathroom

6'56 x 5'16 (1.83m x 1.52m)

Fitted to comprise a three piece suite consisting of a panel bath with mixer shower tap, low level pedestal, low level wash hand basin, radiator and extractor fan.

## Outside

Front: A driveway provides off road parking and leads to a low maintenance laid lawn and gravel area.

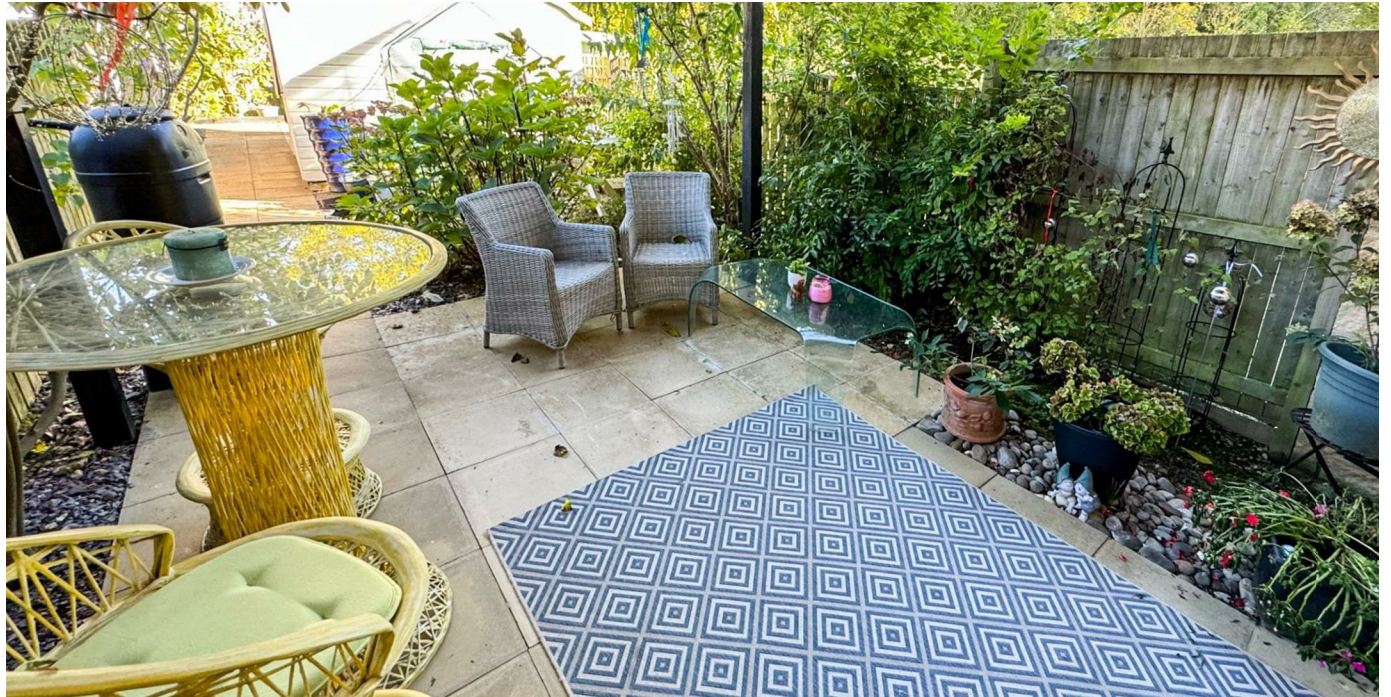








Rear: A large pagoda covers a patio area and leads to a low maintenance gravel area and to a summer house with private patio area, the garden is enclosed by timber fencing and has gated access to the front.









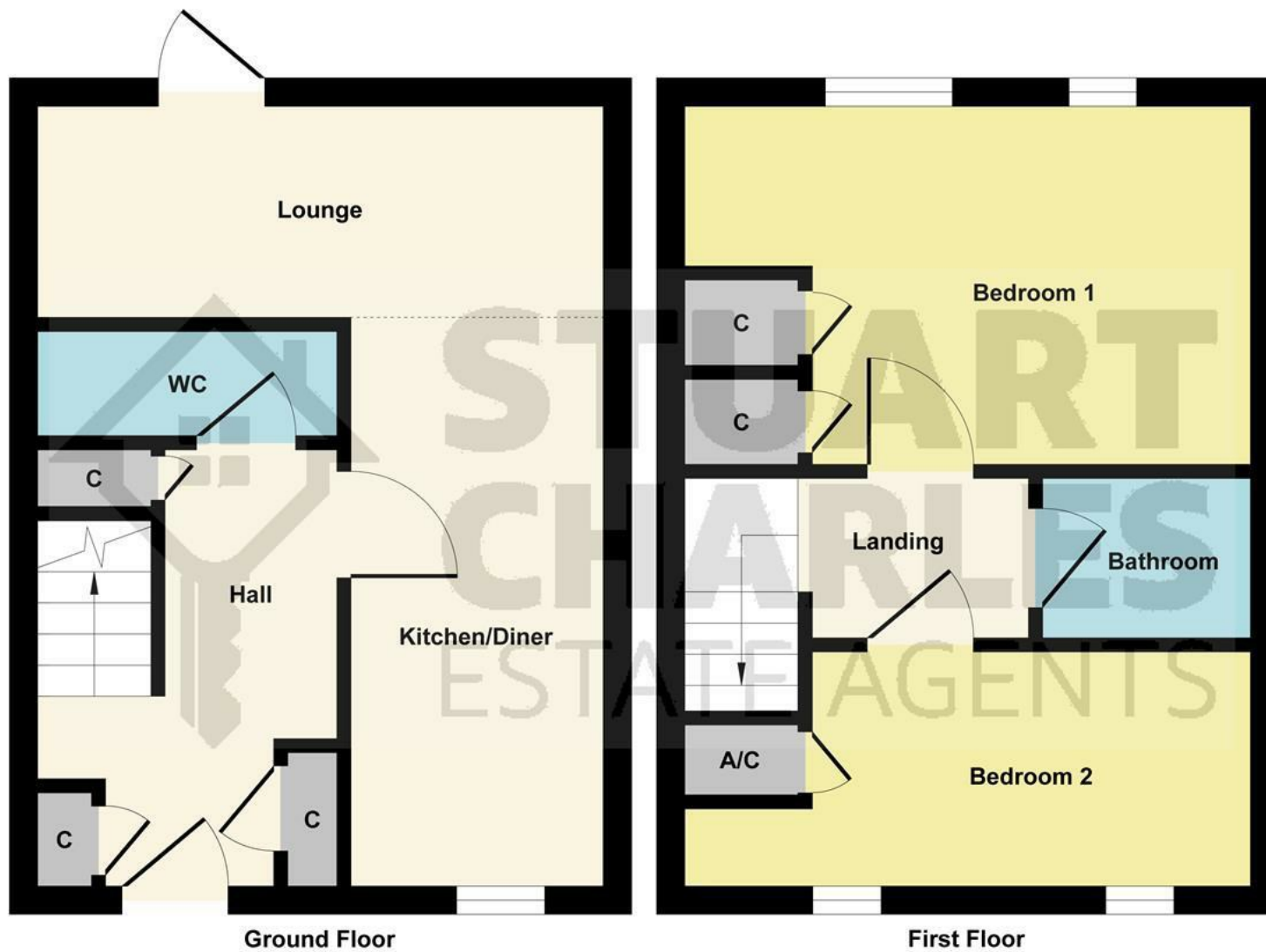


Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92 plus <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-40 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 