



23 Warminster Close, Corby, NN18 0BP



£199,950

Situated in a quiet cul de sac and offered FOR SALE with NO CHAIN is this THREE bedroom semi detached family home. Located walking distance to St Brendans school, Corby technical school and several shopping areas an early viewing is recommended to avoid missing out on this home. The accomodation comprises to the ground floor of an entrance hall, lounge/diner and a kitchen/breakfast room. To the first floor are three good sized bedrooms and a three piece family bathroom. Outside to the front is a low maintenance laid lawn with gated access to the side. To the rear a laid lawn leads to a large hard standing area and gravel area with gated access to the rear. Garages can be rented via the council subject to availability. Call now to view!!

- NO CHAIN
- KITCHEN/BREAKFAST ROOM
- LOW MAINTENANCE FRONT AND REAR GARDENS
- CLOSE TO SHOPS
- IN NEED OF SOME MODERNISATION
- LOUNGE/DINER
- THREE GOOD SIZE BEDROOMS
- WALKING DISTANCE TO ST BRENDANS/KINGSWOOD SCIENCE ACADEMY AND SEVERAL MORE SCHOOLS
- CLOSE TO MAINS BUS LINKS
- POTENTIAL TO RENT A GARAGE TO THE REAR FROM THE COUNCIL SUBJECT TO AVAILABILITY

Entrance Hall

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

Lounge/Diner

19'8 x 11'4 (5.99m x 3.45m)

Double glazed window to front and rear elevation, two radiators, Tv point, telephone point.

Kitchen/Breakfast Room

19'8 x 9'8 (5.99m x 2.95m)

Fitted to comprise a range of base and eye level units with a one and a half bowl sink and drainer, gas hob with extractor, double electric oven, space for automatic washing machine, integrated fridge/freezer, double glazed window to rear elevation, under stairs storage, large storage cupboard with wall mounted boiler.







First Floor Landing

Stairs rising from ground floor, loft access, two storage cupboards, doors to:

Bedroom One

11'6 x 10'10 (3.51m x 3.30m)

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

Bedroom Two

11'6 x 9'2 (3.51m x 2.79m)

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





Bedroom Three

10'10 x 6'5 (3.30m x 1.96m)

Double glazed window to front elevation, radiator.

Bathroom

7'10 x 5'6 (2.39m x 1.68m)

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

Outside

Front: A low maintenance laid lawn is enclosed by a low level brick wall and has gated access to the side.

Rear: A lawn leads onto a hardstanding and low

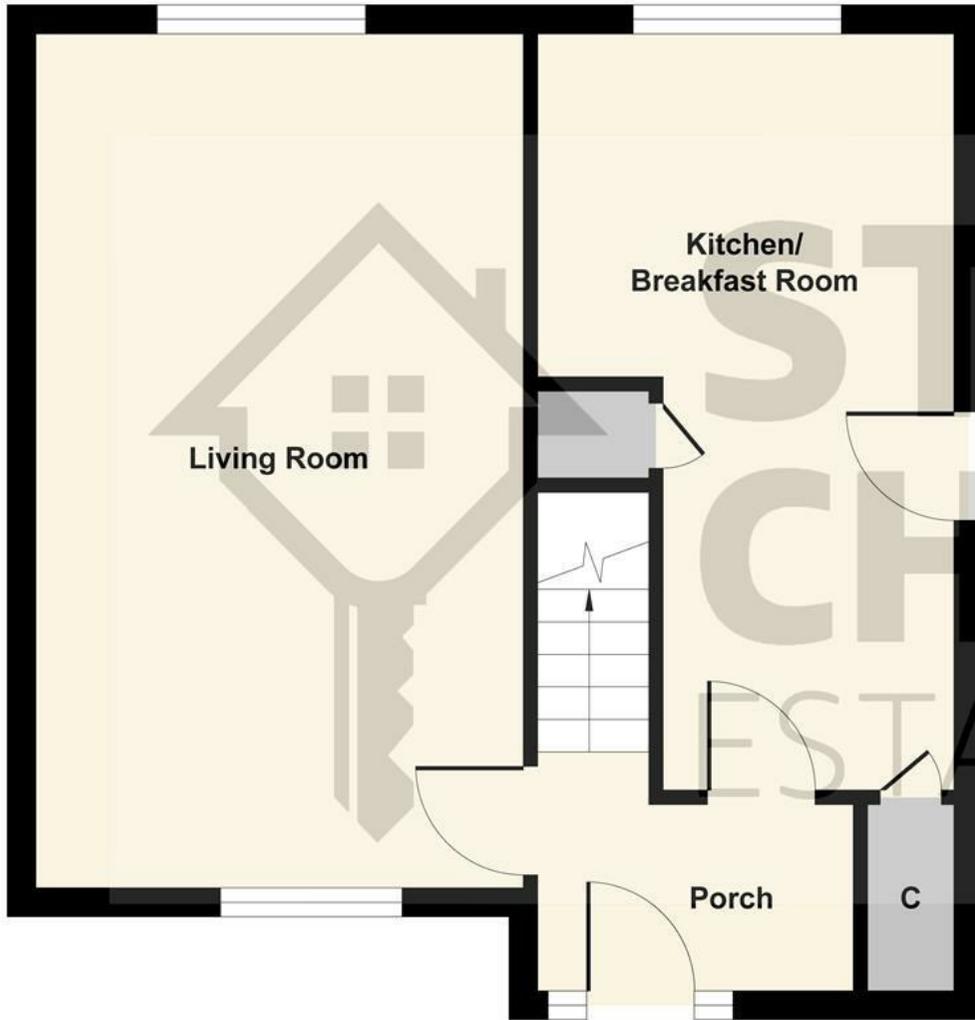




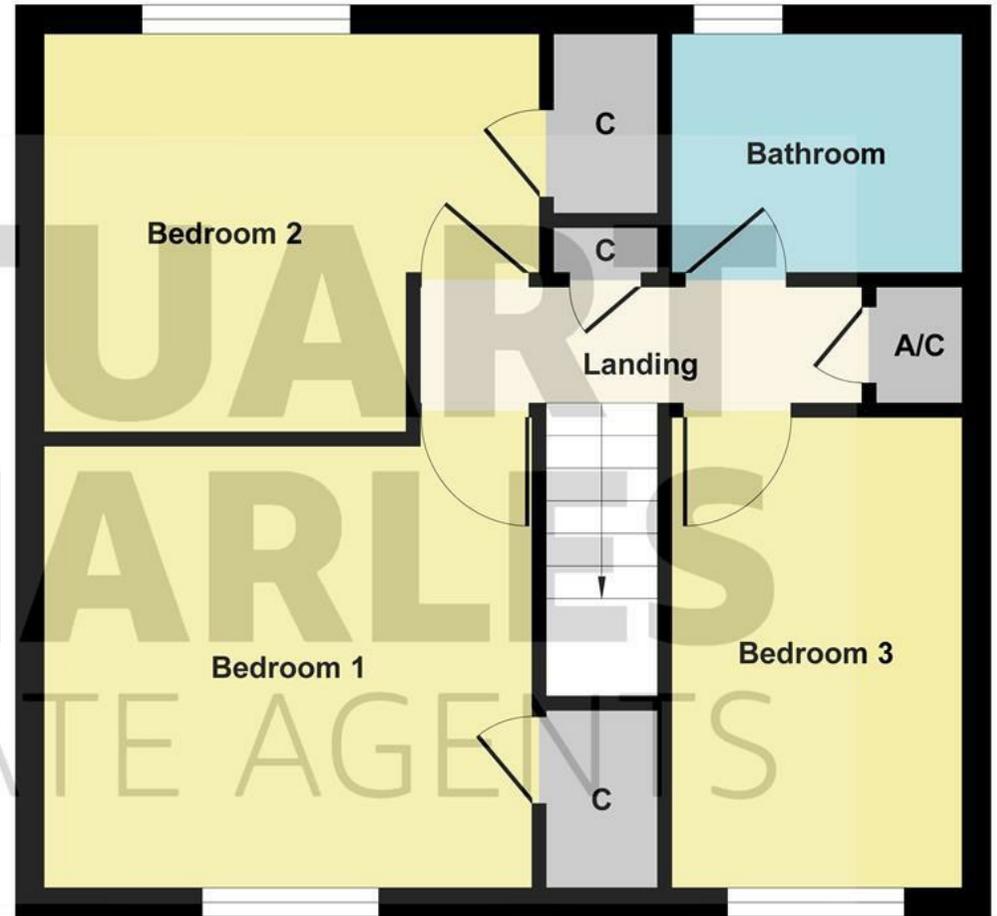
maintenance gravel area with gated access to the rear.







Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	