



8 Irving Grove, Corby, Northamptonshire, NN17 2BL



**STUART
CHARLES**
ESTATE AGENTS

£264,500

Stuart Charles are delighted to offer for sale this renovated THREE bedroom semi-detached family home located in the in demand Lloyds area of Corby. Situated in a quiet cul-de-sac and within walking distance to several schools, an early viewing is recommended to avoid missing out on this home. The accommodation to the ground floor comprises of an entrance hall, guest w.c. and open plan kitchen/dining/living area. To the first floor are three good sized bedroom, and a family bathroom, which is soon to be installed. To the front is a large block paved driveway, providing parking for multiple vehicles, with double gated access to the garden, with also provides more parking, to the rear is a patio area with low level brick walling, which leads to a laid lawn, two sheds which is enclosed to all sides by timber fencing. Call now to view!!

- OPEN PLAN KITCHEN/DINER/LIVING AREA
- LOG BURNER IN LIVING ROOM
- NEWLY FITTED BATHROOM
- LARGE DRIVEWAY WITH DOUBLE GATED REAR ACCESS
- WALKING DISTANCE TO LOCAL PRIMARY AND INFANT SCHOOLS
- MODERN KITCHEN
- THREE GOOD SIZED BEDROOM
- GUEST W.C.
- CUL-DE-SAC LOCATION
- WALKING DISTANCE TO LOCAL SHOPS

Entrance Hall

Entered via double glazed door, radiator, stairs to first floor landing

Guest W.C.

Fitted to comprise consisting of low level wash hand basin, low level pedestal, radiator, double glazed window to side elevation.

Kitchen/Diner

Re-Fitted to comprise a range of base

and eye level units with a one and a half bowl sink and drainer, electric hob with recycler hood, electric oven, space for dishwasher, wall mounted radiator, ceiling spotlights, integrated fridge/freezer, skylight, double glazed window to rear elevation, double glazed French doors to rear elevation.

Living Room

Multi-fuel log burner, radiator, double glazed window to front elevation.







First Floor Landing

Airing cupboard, double glazed window to side elevation, loft access, doors to;

Bedroom One

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

Bedroom Two

Double glazed window to rear elevation, radiator.

Bedroom Three

double glazed widow to front elevation, radiator.



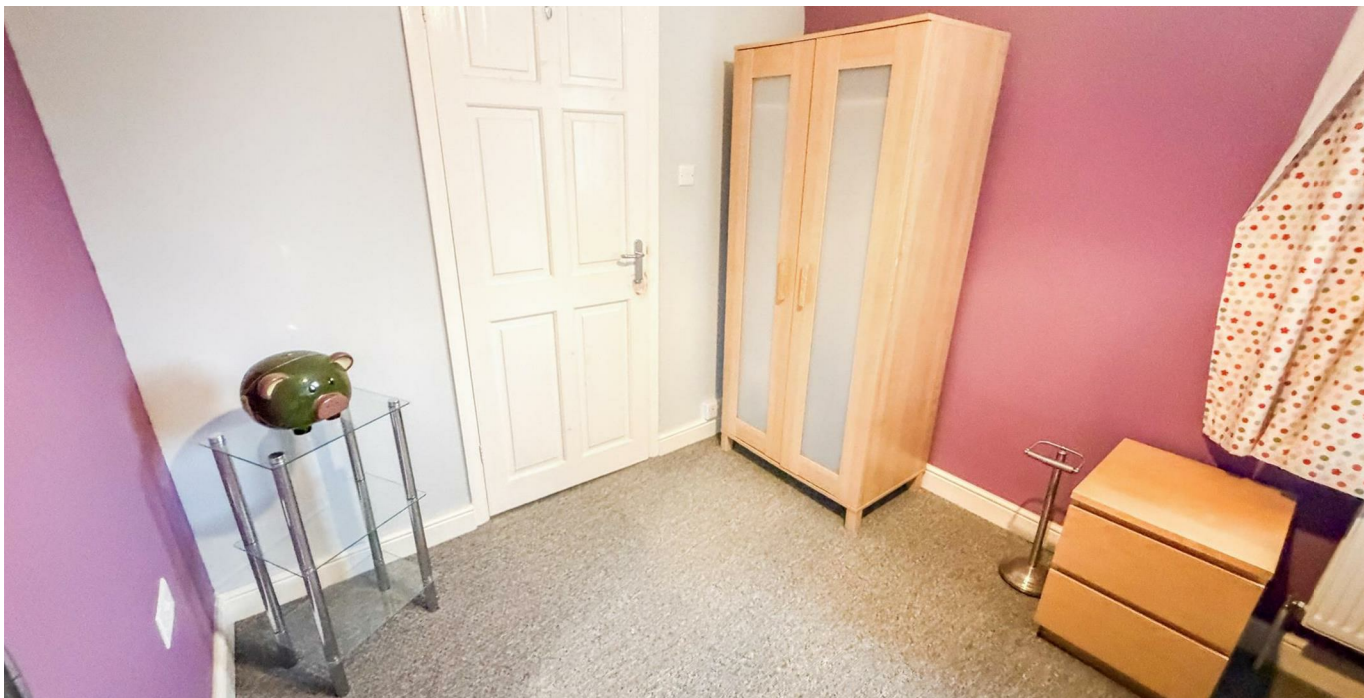


Bathroom

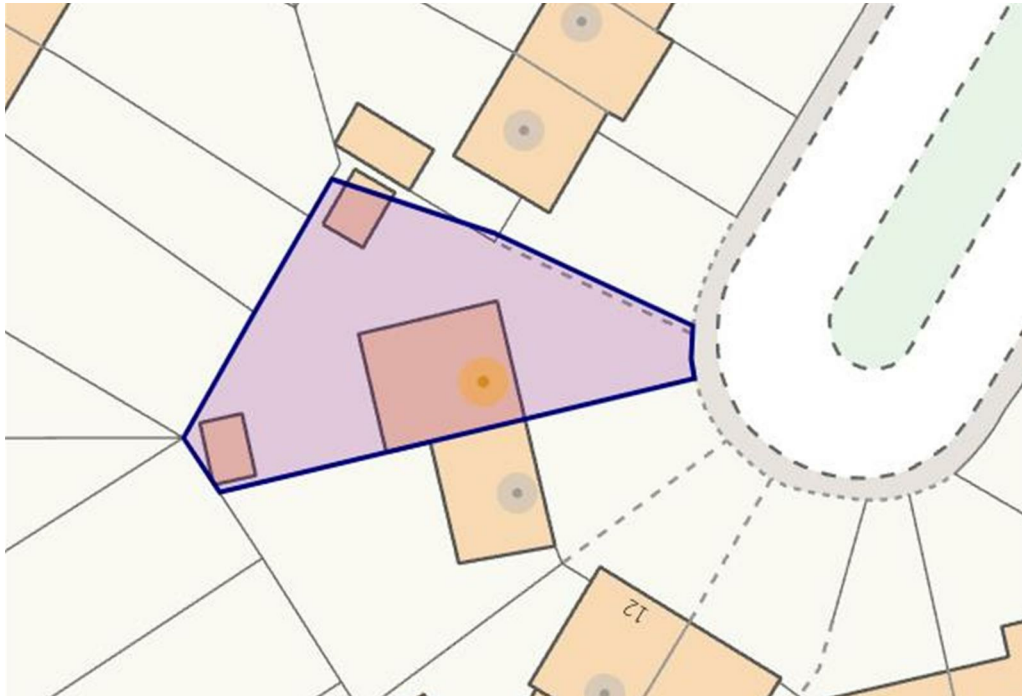
Fitted to comprise a three piece suite consisting of panel bath with mains fed shower cubicle, low level was hand basin, low level pedestal, radiator, double glazed window to side elevation.

Soon to be fully fitted

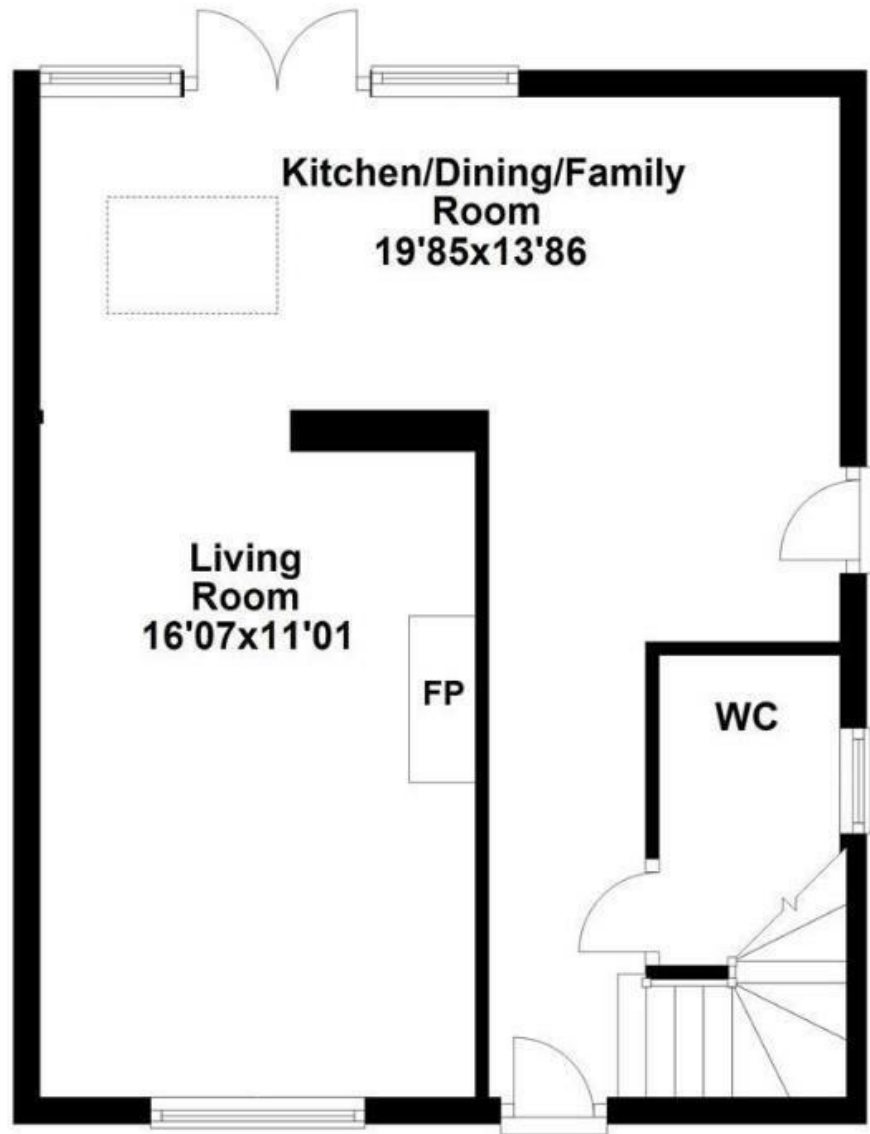
Outside



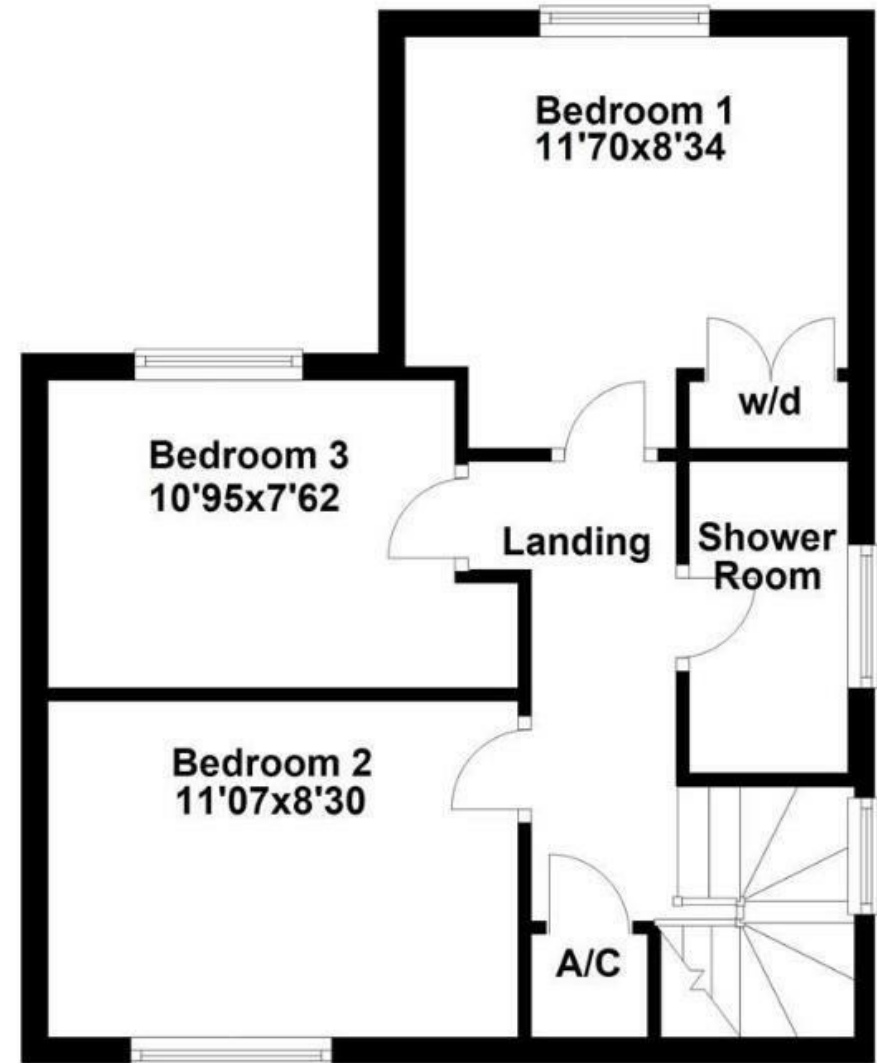




Ground Floor



First Floor



Floor plan not to scale - for guidance purposes only.
Plan produced using PlanUp.

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		
1-10 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 