



Charnwood Road, Corby

**STUART
CHARLES**
ESTATE AGENTS

£279,995

Situated in this ever popular cul de sac is this THREE/FOUR bedroom detached family home situated in the ever popular Lloyds area of Corby. Located a short walk to multiple schools, shops, the town centre, west glebe park and Corby train station an early viewing is recommended to avoid missing out o this home. The accomadation comprises to the ground floor of an entrance hall, bay fronted lounge, open plan kitchen/diner, bedroom four/family room, utility room and W.C. To the first floor are three bedrooms, a three piece family bathroom and a three piece en-suite to master bedroom. Outside to the front a driveway provides off road parking and leads to a block paved hardstanding and a to a laid lawn and gated access. To the rear a patio area leads onto a artificial lawn and up to a raised patio area to the rear. Call now to view!!!

- BAY FRONTED LOUNGE
- UTILITY ROOM AND W.C
- THREE BEDROOMS
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- CLOSE TO SHOPS
- OPEN PLAN KITCHEN/DINER
- BEDROOM FOUR/FAMILY ROOM IN CONVERTED GARAGE
- THREE PIECE FAMILY BATHROOM AND THREE PIECE EN-SUITE
- CLOSE TO PRIMARY AND SECONDARY SCHOOLS
- WALKING DINTANCE TO TOWN CENTRE AND TRAIN STATION

Entrance Hall

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

Lounge

17'0 x 11'8 (5.18m x 3.56m)

Double glazed bay window to front elevation, radiator, Tv point, telephone point, gas fire, double doors to:

Kitchen/Diner

15'5 x 9'8 (4.70m x 2.95m)

Fitted to comprise a range of base and eye level units with a range of base and eye level units with a one and a half bowl sink and drainer, electric hob and extractor, electric oven, integrated fridge, space for American fridge/freezer, double glazed window and French doors to rear elevation, integrated dishwasher, double doors to lounge, door to:







Utility Room

7'8 x 6'1 (2.34m x 1.85m)

Fitted with base and eye level units with base and eye level units with a single sink and drainer, space for automatic washing machine, space for tumble dryer, wall mounted boiler, double glazed window and door to rear elevation, doors to:

W.C

Fitted with a low level pedestal, low level wash hand basin, radiator, glazed window to side elevation.

Bedroom Four/ Family Room

18'9 x 8'3 (5.72m x 2.51m)

Double glazed window to front elevation, radiator.





First Floor Landing

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

Bedroom One

12'0 x 8'8 (3.66m x 2.64m)

Double glazed window to front elevation, radiator, built in double and single wardrobes, door to:

En-Suite

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





Bedroom Two

9'10 x 8'0 (3.00m x 2.44m)

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

Bedroom Three

8'8 x 6'0 (2.64m x 1.83m)

Double glazed window to rear elevation, radiator.

Bathroom

7'0 x 6'3 (2.13m x 1.91m)

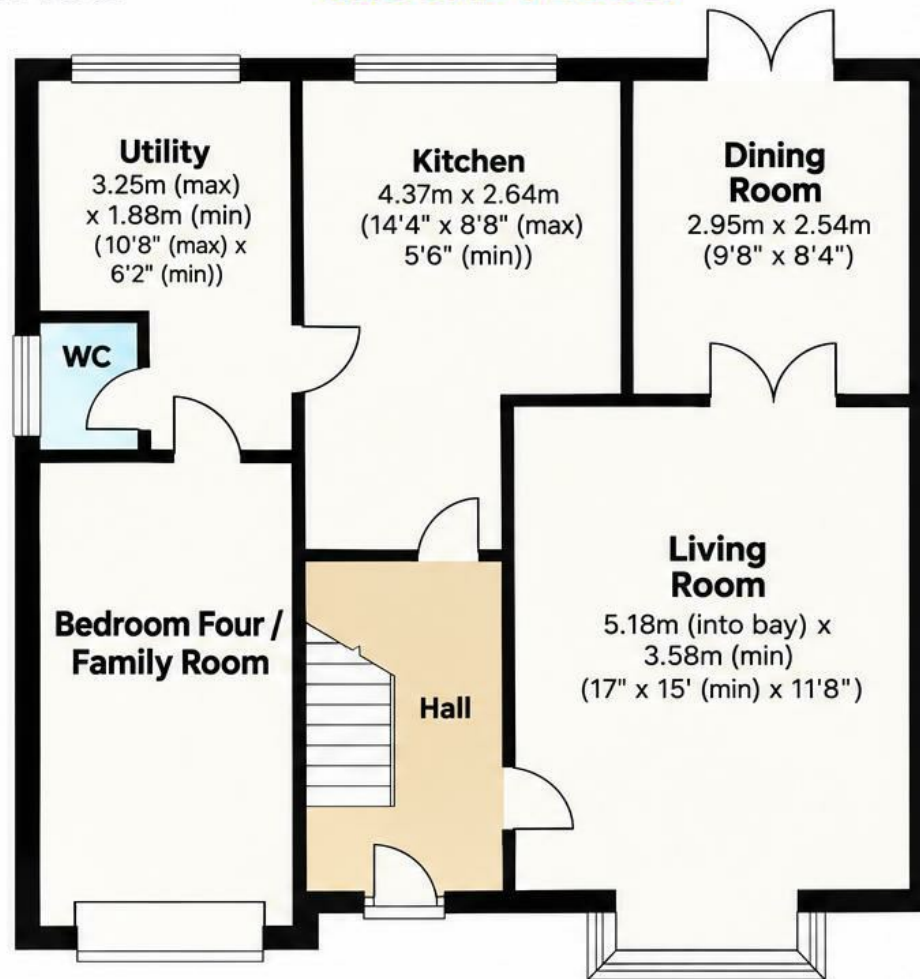
Fitted to comprise a three piece suite consisting of a panel bath, low level wash hand basin, low level pedestal, radiator, double glazed window window to side elevation.

Outside

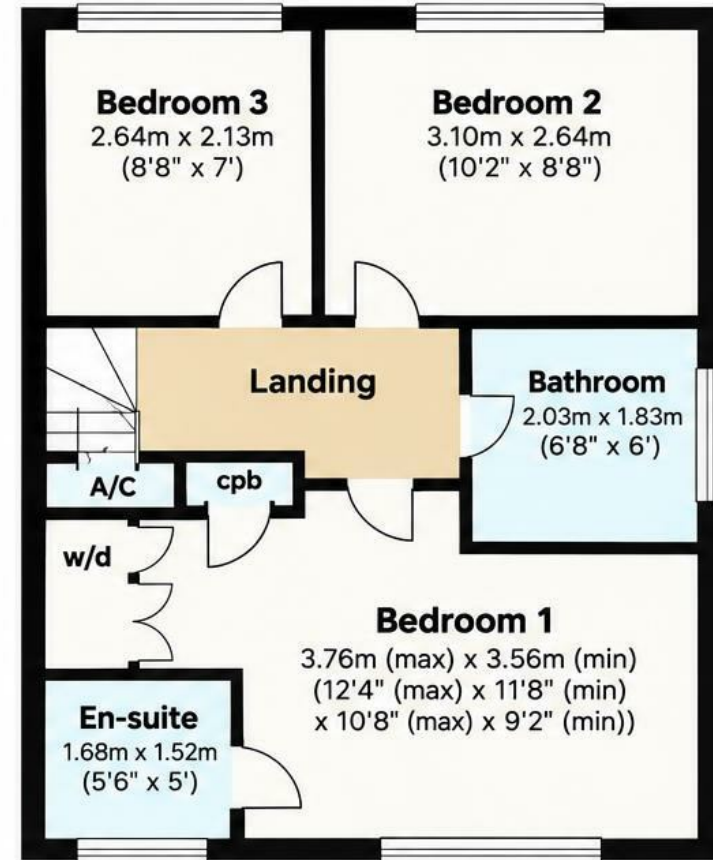




GROUND FLOOR



FIRST FLOOR





Front: A driveway provides off road parking and leads to block paved hardstanding area which provides further off road parking and leads to gated side access.

Rear: A patio area leads onto a low maintenance artificial lawn and up to a further raised patio area.

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		
(1-40) G		
Not energy efficient - higher running costs		
	69	77
England & Wales		
EU Directive 2002/91/EC		