



31 Tyne Road, Corby, NN17 2HU

£246,000

Stuart Charles are delighted to offer for sale this refurbished four bedroom family home located in the ever popular Lodge park area of Corby. Situated a short walk away from a range of amenities to include schools, shops and open play area's makes this an ideal family home. The accommodation comprises to the ground floor of a large entrance hall, downstairs shower room, lounge, kitchen/diner with views over the garden, bedroom five and extended family area. To the first floor are four good sized bedrooms and a bathroom. To the front is a laid lawn, with path to the front door. To the rear is a low maintenance garden with a mixture of patio and artificial lawn. There is also a garden shed with rear gated access. Call now to book a viewing!!

- FIVE DOUBLE BEDROOMS
- UTILITY ROOM
- LOW MAINTENANCE GARDEN
- TRIPLE GLAZING WINDOWS
- PARKING LOCATED NEXT TO THE HOUSE
- OPEN PLAN KITCHEN DINER
- DOWNSTAIRS SHOWER ROOM
- EXTENDED LIVING SPACE
- COMBI BOILER

Entrance Hall

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

Shower Room

Fitted to comprise of a low level wash hand basin and low level pedestal with a double glazed window to front elevation.

Lounge

14'00 x 11'04 (4.27m x 3.45m)
Double glazed window to front elevation, tv point, telephone point, radiator, door to:

Kitchen/Diner

24'09 max x 14'06 max (7.54m max x 4.42m max)
Fitted to comprise a range of base and eye level units with a single steel sink and drainer, space for automatic







washing machine, integrated hob and double oven, double glazed window to rear elevation, radiator, door to:

Utility Room

5'8" x 9'10" (1.75m x 3.02m)

Plumbing for washing machine, range of base and eye level units, stainless steel sink, laminate floor, radiator.

1.75m x 3.02m

Landing

Loft access, airing cupboard.





Bedroom One

14'03 x 8'11 (4.34m x 2.72m)

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

Bedroom Two

11'02 x 9'00 (3.40m x 2.74m)

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

Bedroom Three

10'11 x 7'01 (3.33m x 2.16m)

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



Bedroom Four

9'07 x 7'01 (2.92m x 2.16m)

Double glazed window to front elevation, radiator.

Bedroom Five

6'4 x 5'2 (1.93m x 1.57m)

Double glazed window to rear elevation, radiator.

Bathroom

6'10 x 5'10 (2.08m x 1.78m)

Fitted to comprise a three piece suite featuring a low level panel bath and mains fed shower over, low level pedestal, low level wash hand basin, radiator, extractor, double glazed window to rear elevation

Outside



Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

To the front is a laid lawn, with path to the front door.

To the rear is a low maintenance garden with a mixture of patio and artificial lawn. There is also a garden shed with rear gated access.

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	