



16 Lingfield Walk, Corby, NN18 9JS



**STUART
CHARLES**
ESTATE AGENTS

£189,950

Ideal for first time buyers and situated in a quiet street is this three bedroom semi detached family home. Located a short walk away from several primary and secondary schools as well as several shops and mains bus links an early viewing is recommended to avoid missing out on this home, The accomadation comprises to the ground floor of an entrance hall, guest W.C, lounge, and kitchen/diner with utility area. To the first floor are three good sized bedrooms and a three piece family bathroom. Outside to the front is an open patio area, to the rear a large patio area leads up onto a raised laid lawn and planting area, the entire garden is enclosed by timber fencing to all sides with gated access to the rear.

- REFITTED KITCHEN
- THREE BEDROOMS
- LARGE LOUNGE
- WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOLS
- CLOSE TO MORRISONS
- MODERN BATHROOM
- GUEST W.C
- UTILITY AREA
- CLOSE TO SHOPS
- WEALKING DISTANCE TO MAINS BUS LINKS

Entrance Hall

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

W.C

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

Lounge

15'10 x 12'6 (4.83m x 3.81m)

Double glazed window to front elevation, radiator, Tv point, telephone point, double glazed French doors to rear elevation.

Kitchen/Diner

15'9 x 8'7 (4.80m x 2.62m)

Fitted to comprise a range of base and eye level units with a one and a half bowl steel sink and drainer, space for







free standing fridge/freezer, space for automatic washing machine, integrated dishwasher, double glazed window to front and rear elevation, radiator, double glazed French doors to rear elevation.

First Floor Landing

Loft access, airing cupboard with boiler, stairs rising from ground floor, doors to:

Bedroom One

15'10 x 8'10 (4.83m x 2.69m)

Double glazed window to front elevation, radiator.





Bedroom Two

10'8 x 9'7 (3.25m x 2.92m)

Double glazed window to front elevation, radiator, cupboard.

Bedroom Three

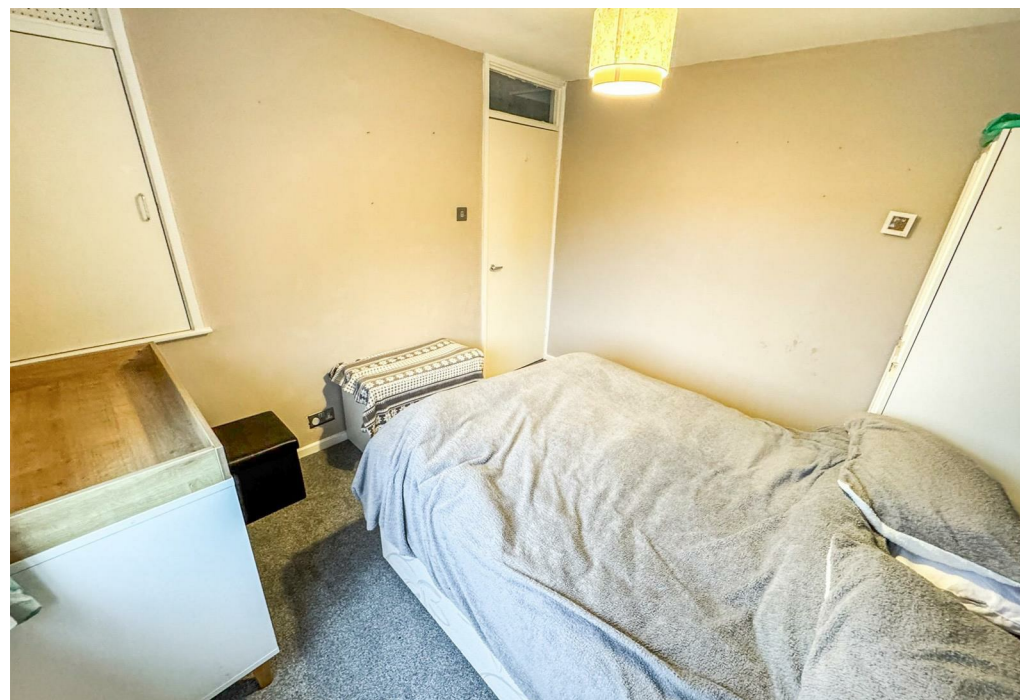
10'7 x 6'5 (3.23m x 1.96m)

Double glazed window to front elevation, radiator, cupboard.

Bathroom

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

Outside





Front: A low maintenance patio area leads to the front door.

Rear: A large patio area leads to a raised laid lawn and planting area with timber fencing to all sides and gated access to the rear.





Ground Floor

Approx. 45.3 sq. metres (487.5 sq. feet)




First Floor

Approx. 42.9 sq. metres (462.0 sq. feet)



Total area: approx. 88.2 sq. metres (949.6 sq. feet)

| 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  |