



30 Dovedale Road, Corby, NN17 1LP

**£192,000**

Stuart Charles are delighted to offer FOR SALE with NO CHAIN this three bedroom semi detached family home located in the desirable Lloyds area of Corby. Situated a short walk from several shopping area's and multiple schools as well as the town centre an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, lounge, kitchen/diner and guest W.C. 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 which is enclosed by privet hedges to all sides, gated access is provided to the rear. To the rear a patio area leads to a laid lawn and is enclosed timber fencing to all sides. Call now to view!!.

- NO CHAIN
- OPEN PLAN KITCHEN/DINER WITH INTEGRATED APPLIANCES
- THREE GOOD SIZED ROOMS
- LARGE REAR GARDEN
- WALKING DISTANCE TO MULTIPLE SHOPPING AREA
- GOOD SIZE LOUNGE
- GUEST W.C
- MODERN BATHROOM
- WALKING DISTANCE TO MULTIPLE PRIMARY AND SECONDARY SCHOOLS
- POTENTIAL TO CREATE OFF ROAD PARKING

### Entrance Hall

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

### Lounge

13'10 x 12'0 (4.22m x 3.66m)

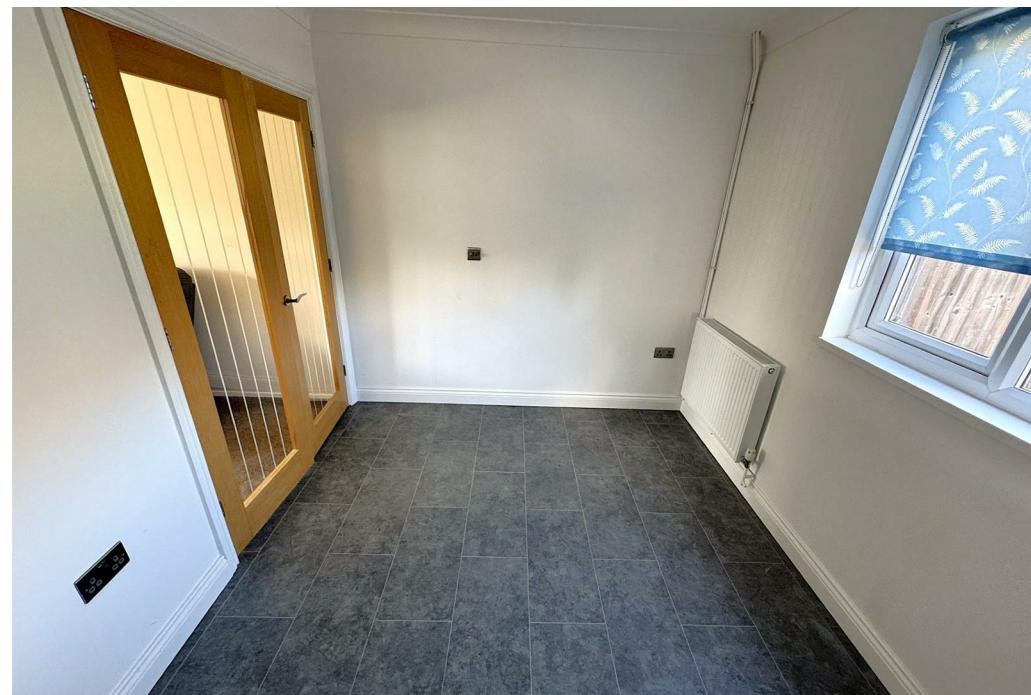
Double glazed window to front elevation, radiator, tv point, back boiler, double doors to:

### Kitchen/Diner

20'11 x 8'6 (6.38m x 2.59m)

Fitted to comprise a range of base and eye level units with a single sink with drainer, electric hob with extractor, double electric oven, integrated dishwasher, space for automatic washing machine, integrated fridge/freezer, two double glazed windows to rear elevation, breakfast bar, ceiling spotlights, double glazed door to:







## Rear Hall

Space for tumble dryer, double glazed door to side elevation, door to:

## Guest W.C

Fitted to comprise a low level pedestal, window to side elevation.

## First Floor Landing

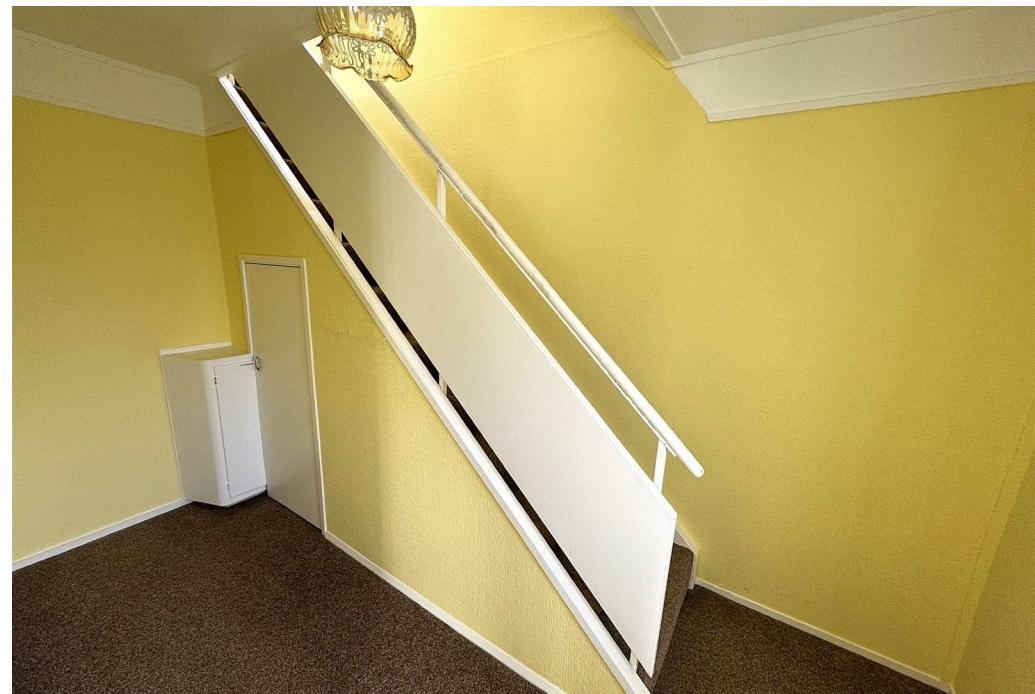
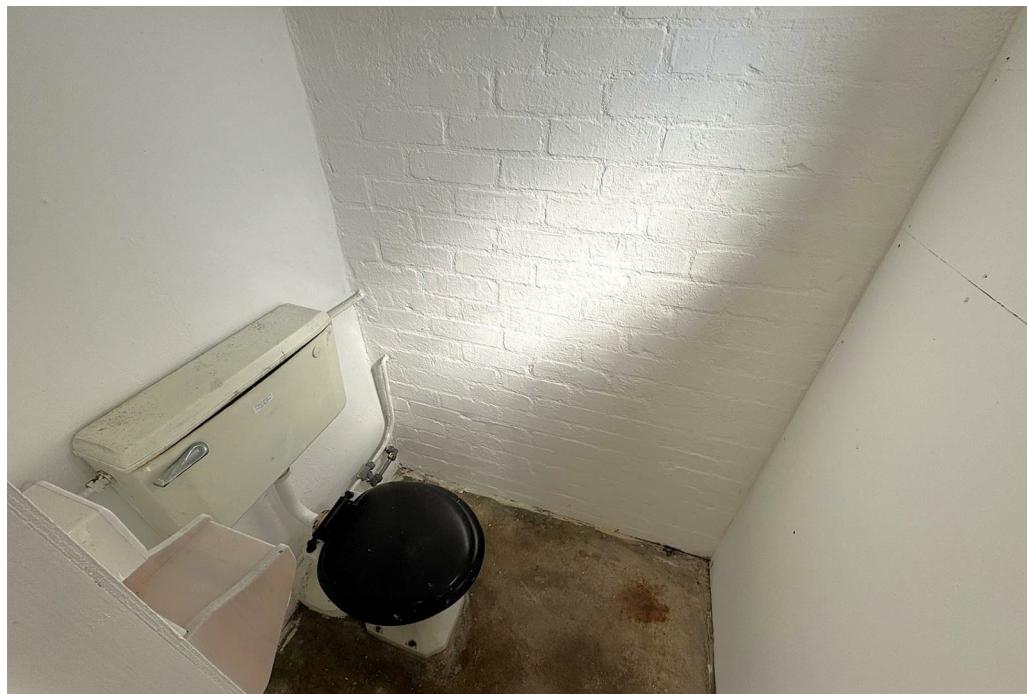
Loft access, double glazed window to side elevation, doors to:

## Bedroom One

13'1 x 11'10 (3.99m x 3.61m)

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





## Bedroom Two

13'5 x 8'6 (4.09m x 2.59m)

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

## Bedroom Three

9'0 x 8'7 (2.74m x 2.62m)

Double glazed window to front elevation, radiator.

## Bathroom

7'3 x 5'6 (2.21m x 1.68m)

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

## Outside





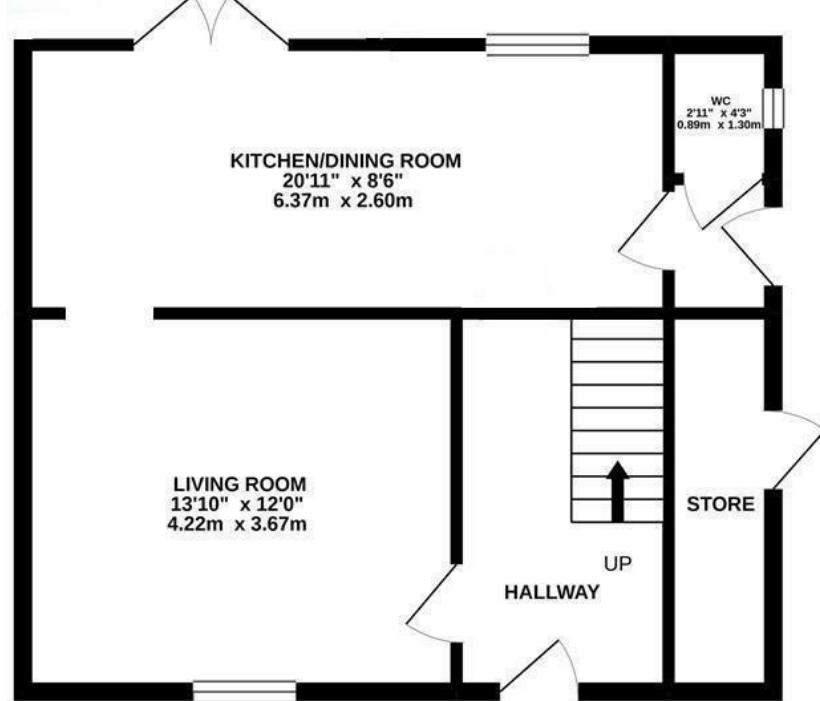
Front: A low maintenance laid lawn is enclosed by privet hedge and timber fencing to all sides. Access is provided to the side and storage shed.

Rear: A patio area leads up onto a laid lawn and is enclosed by timber fencing to all sides.

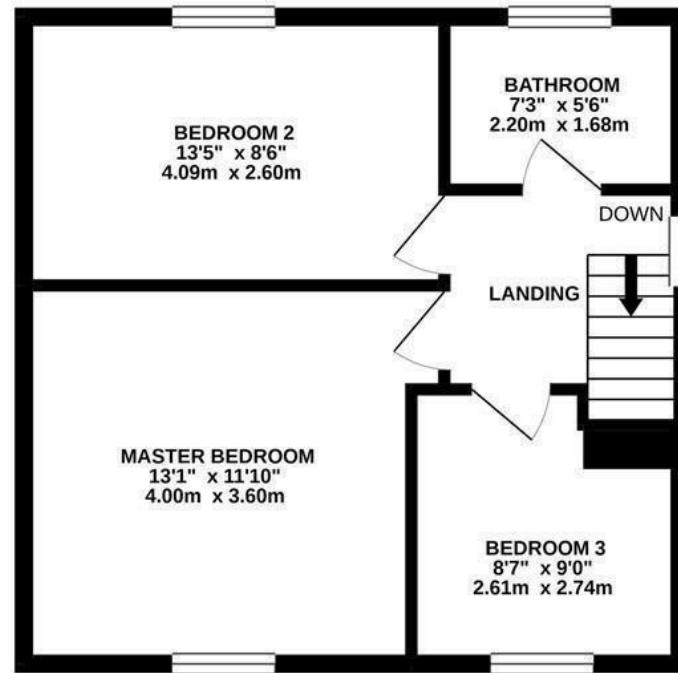




GROUND FLOOR  
611 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1038 sq.ft. (96.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/81/EC			