



**STUART  
CHARLES**  
ESTATE AGENTS



## The Avenue

, Corby, NN17 5EE

£305,000



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## Entrance Hall

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

## Guest WC

6'11" x 2'11" (2.13m x 0.91m)

Featuring a two piece white suite with low level pedestal and wash hand basin, under stairs cupboard, radiator.

## Lounge

15'5" x 10'8" (4.72m x 3.27m)

Double glazed window to the front, double glazed French doors to rear elevation, radiator.

## Kitchen/Breakfast Room

15'5" x 10'2" (4.72m x 3.12m)

Fitted to comprise a range of base and eye level units with sink and drainer, part tiled, gas hob and double electric oven, recycler hood, space for white goods, double glazed window to the front, side and rear elevation, radiator.

## First Floor Landing

Airing cupboard, radiator, doors leading to:

## Bedroom One

9'9" x 10'4" (2.99m x 3.15m)

Double glazed windows to the front and rear elevation, radiator.

## Dressing area

8'11" x 4'0" (2.74m x 1.22m)

Double glazed windows to the front elevation, two double wardrobes, radiator, door to:

## En-Suite

6'3" x 6'7" (1.93m x 2.01m)

Featuring a three piece suite with a separate shower cubicle, low level pedestal, wash hand basin, double glazed window to the front elevation, extractor fan, chrome towel radiator.

## Bedroom Two

15'5" x 10'4" (4.72m x 3.15m)

Double glazed window to the front, side and rear elevation, radiator.

## Bedroom Three

15'5" x 9'3" (4.72m x 2.82m)

Double glazed window to the front and rear elevation, radiator.

## Bedroom Four/Lounge

15'5" x 9'3" (4.72m x 2.84m)

Double glazed window to the front and rear elevation, radiator.

## Bathroom

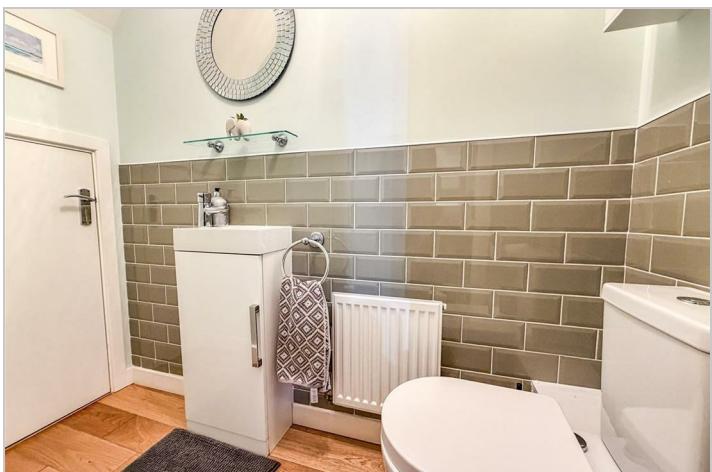
6'3" x 6'7" (1.93m x 2.03m)

Fitted to comprise a three piece suite with a panel bath and mixer shower/tap, low level wash hand basin and pedestal, double glazed window to the side elevation, extractor fan, chrome towel radiator.

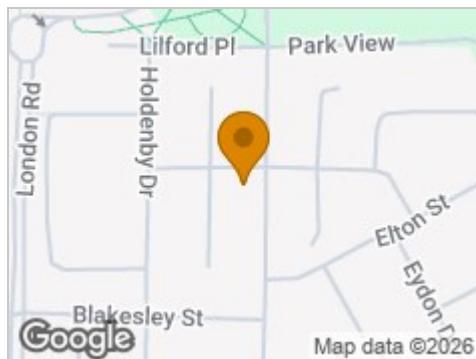
## Outside

To the rear is a patio which leads to a landscaped laid lawn and block paving, with mature shrubbery and plants, enclosed by brick walling and timber fencing with rear gated access.

There is a double gated access parking space and garage with up and over door to the rear.



## Road Map



## Hybrid Map



## Terrain Map



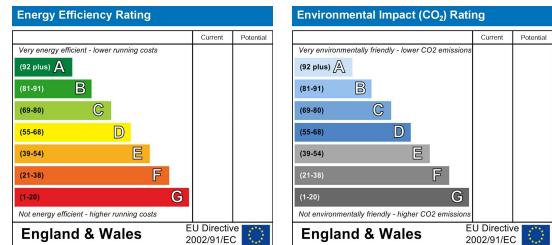
## Floor Plan



## Viewing

Please contact our Stuart Charles Estate Agents Office on 01536 234264 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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