



46 Welland Vale Road, Corby, Northamptonshire, NN17 2AN

£195,000

Stuart Charles are delighted to offer FOR SALE this THREE bedroom semi detached family home located in the Lodge park area of Corby. Situated a short walk away from local shops, mains bus link and Studfall Juniors as well as lodge park schools and Corby Technical School an early viewing is recommended to avoid missing out on this home. The accomadation comprises to the ground floor of an entrance hall, separate lounge, kitchen, dining room 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 hedging and has gated access to the side, to the rear two patio areas lead onto a low maintenance laid lawn which is enclosed by timber fencing to all sides. Call now to view!!!.

- SEPARATE LOUNGE
- SEPARATE DINING ROOM
- THREE GOOD SIZED BEDROOMS
- GOOD SIZED FRONT AND REAR GARDENS
- CLOSE TO MAINS BUS LINKS AND SHOPS
- MODERN KITCHEN
- GUEST W.C
- MODERN BATHROOM
- OAK WOOD DOORS
- CLOSE TO PRIMARY AND SECONDARY SCHOOLS

Entrance Hall

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

Lounge

13'9 x 11'11 (4.19m x 3.63m)

Double glazed window to front elevation, radiator, Tv point, Telephone point.

Kitchen

10'3 x 8'6 (3.12m x 2.59m)

Fitted to comprise a range of base and eye level units with a single sink and drainer, space for free standing cooker, space for automatic washing machine, space for free standing fridge/freezer, double glazed window to rear elevation, doors to:







Dining Room

10'4 x 8'6 (3.15m x 2.59m)

Double glazed French doors to rear elevation, radiator.

Rear Hall

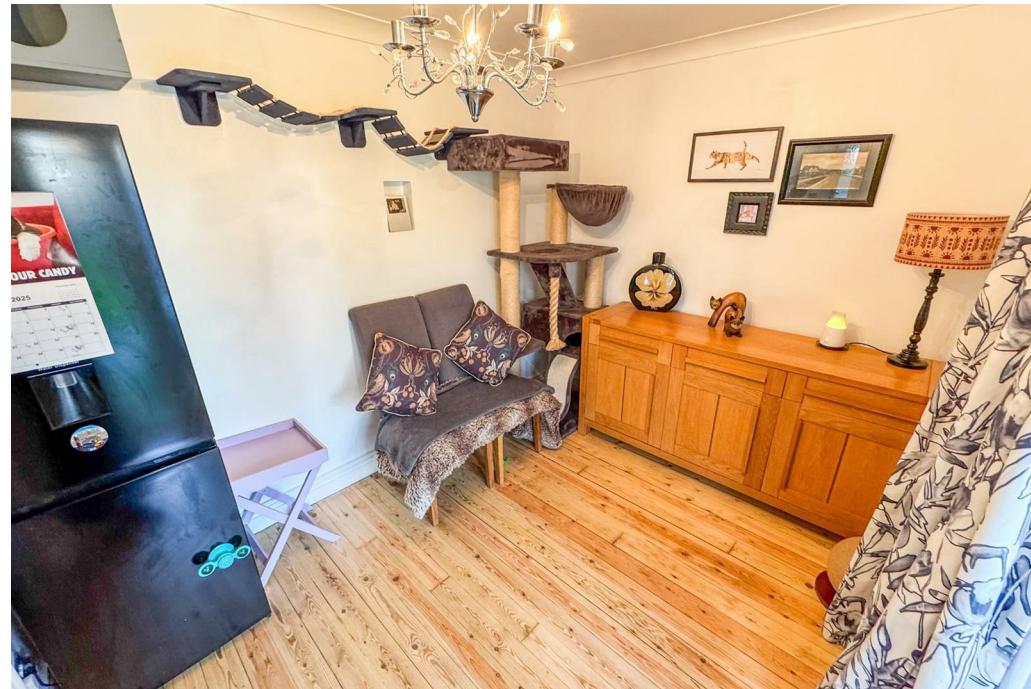
Loft access, double glazed window to side elevation, doors to:

Guest W.C

Fitted to comprise a low level pedestal.

First Floor Landing

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





Bedroom One

13'5 x 12'1 (4.09m x 3.68m)

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

Bedroom Two

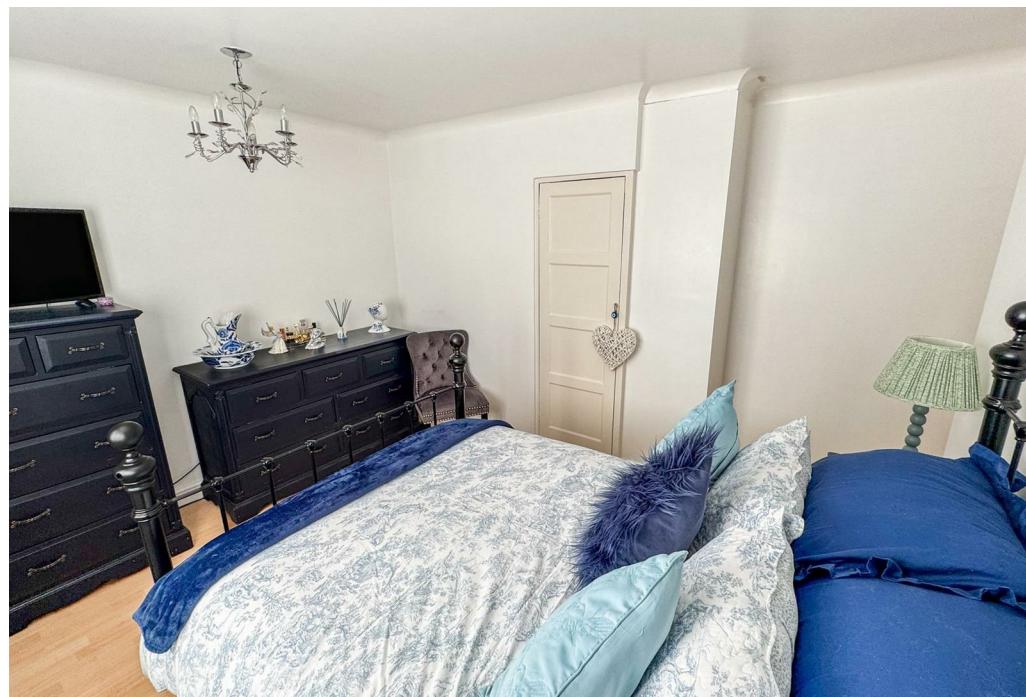
13'5 x 8'8 (4.09m x 2.64m)

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

Bedroom Three

9'2 x 8'7 (2.79m x 2.62m)

Double glazed window to front elevation, radiator





Bathroom

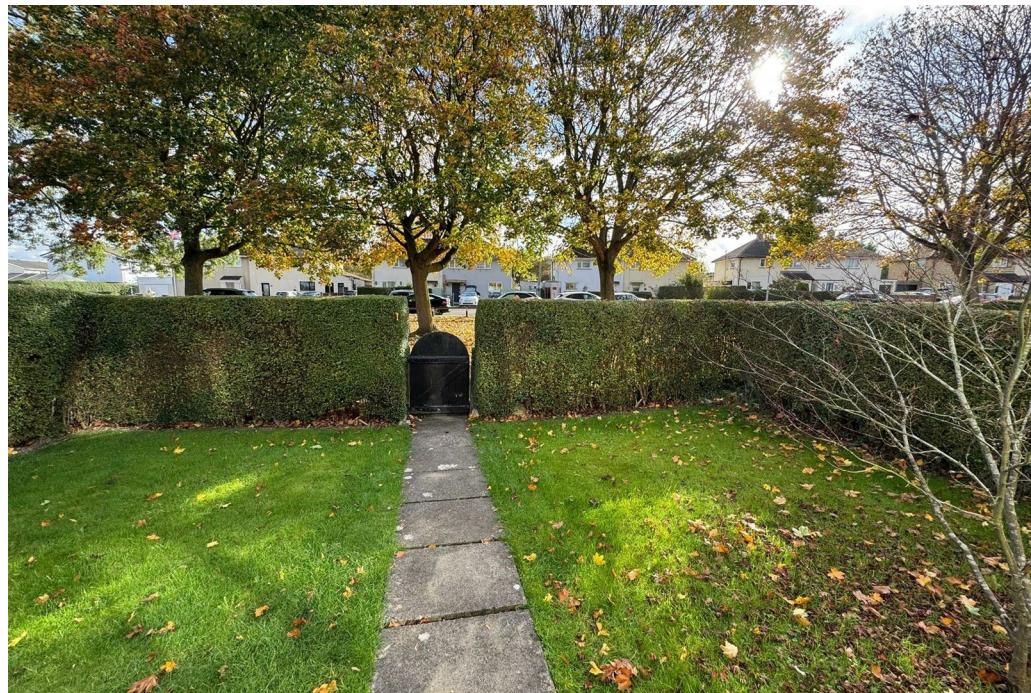
Fitted to comprise a three piece suite consisting of a panel bath with mixer shower tap, low level pedestal, low level wash hand, radiator, double glazed window to rear elevation.

Outside

Front: A laid lawn is enclosed by privet hedges to all sides, side access.

Rear: Two patio area's lead onto a laid lawn and is enclosed by timber fencing to all sides.





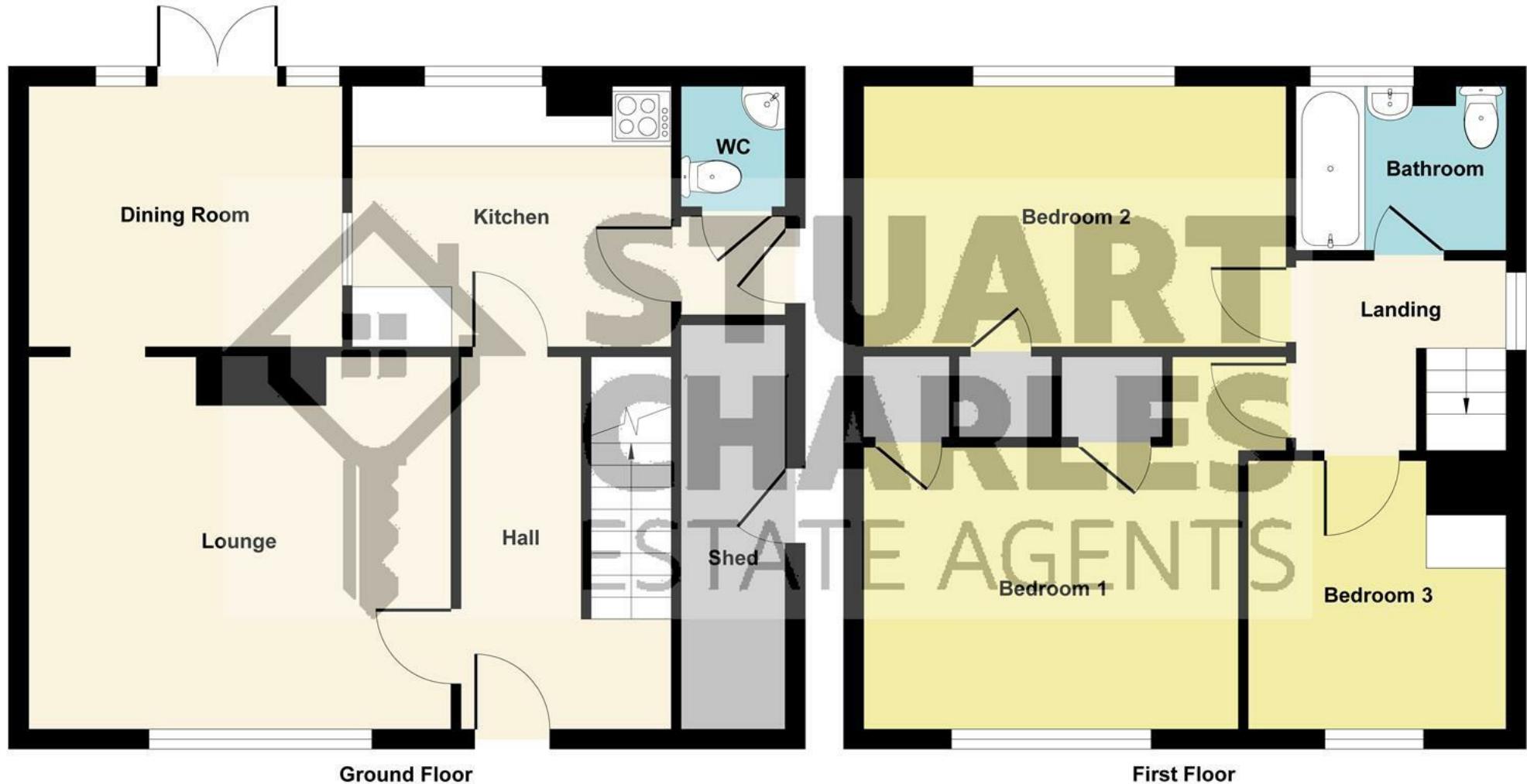


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	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