



40 Newark Drive, Corby, NN18 0ES



**STUART
CHARLES**
ESTATE AGENTS

£239,950

Stuart Charles are delighted to offer FOR SALE this premium three bedroom semi detached family home, in the ever popular Beanfield area of Corby. Whilst boasting of three good sized bedrooms, block paved driveway and a large than average south facing garden, this property is located perfectly between many local amenities and a short walk from the town centre. To the ground floor is an porch, 20-foot front to back lounge, modern kitchen/breakfast room and lean to. To the front floor is three good sized bedrooms and modern family bathroom. To the front of the property is a large block paved driveway for multiple vehicles, surrounded to both sides by timber fencing. To the rear of the property is a low maintenance laid lawn, large decking area surrounded by timber fencing and brick walling. An early viewing for this property is highly recommended, CALL NOW!!!

- BEAUTIFULLY PRESENTED!!
- MODERN KITCHEN WITH SEPERATE BREAKFAST AREA!!
- MODERN BATHROOM!!
- LARGE DECKING AREA!!
- CLOSE TO LOCAL SHOPS AND SCHOOLS!!
- LARGE FRONT TO BACK LOUNGE!!
- THREE GOOD SIZED BEDROOMS!!
- SOUTH FACING GARDEN!!
- NEWLY BLOCK PAVED DRIVEWAY!!
- WALKING DISTANCE TO TOWN CENTRE!!

Entrance Hall/Porch

Entered via a double glazed composite front door, radiator, double glazed window to front elevation, stairs to first floor landing.

Lounge

20'7 x 10'11 (6.27m x 3.33m)

Double glazed window to front elevation, double glazed french doors to rear elevation, radiator, feature ceiling light, doors to;

Kitchen/breakfast room

10'2" x 8'6" (3.12m x 2.61m)

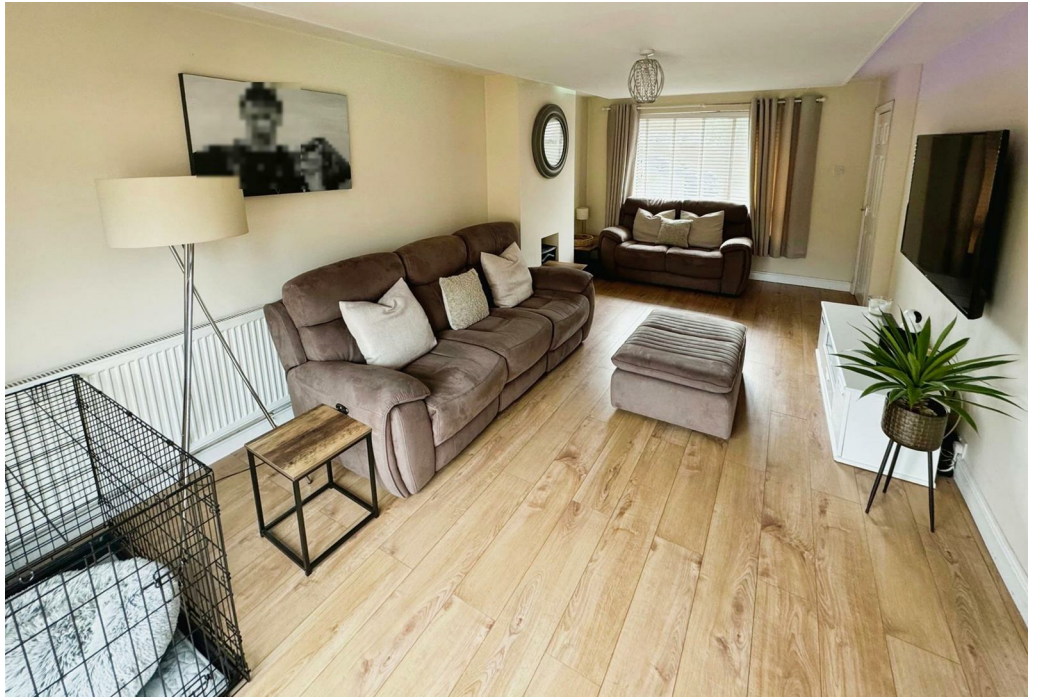
Fitted to comprise a range of base and eye level units, sink and drainer, space for freestanding fridge freezer, electric cooker, five ring gas hob, extractor.

Breakfast room

8'11" x 6'11" (2.74m x 2.13m)

Radiator, storage cupboard, door to side entrance.







Lean-to

Door to front elevation, door to rear elevation, plumbing for automatic washing machine, space for freestanding tumble-dryer, storage cupboard.

First floor landing

Storage cupboard, airing cupboard with wall mounted combi boiler, doors to;

Bedroom One

10'2" x 10'11" (3.12m x 3.35m)

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





Bedroom Two

10'11" x 10'4" (max) (3.35m x 3.15m (max))

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

Bedroom Three

11'3" x 7'1" (3.43m x 2.18m)

Double glazed window to front elevation, radiator.

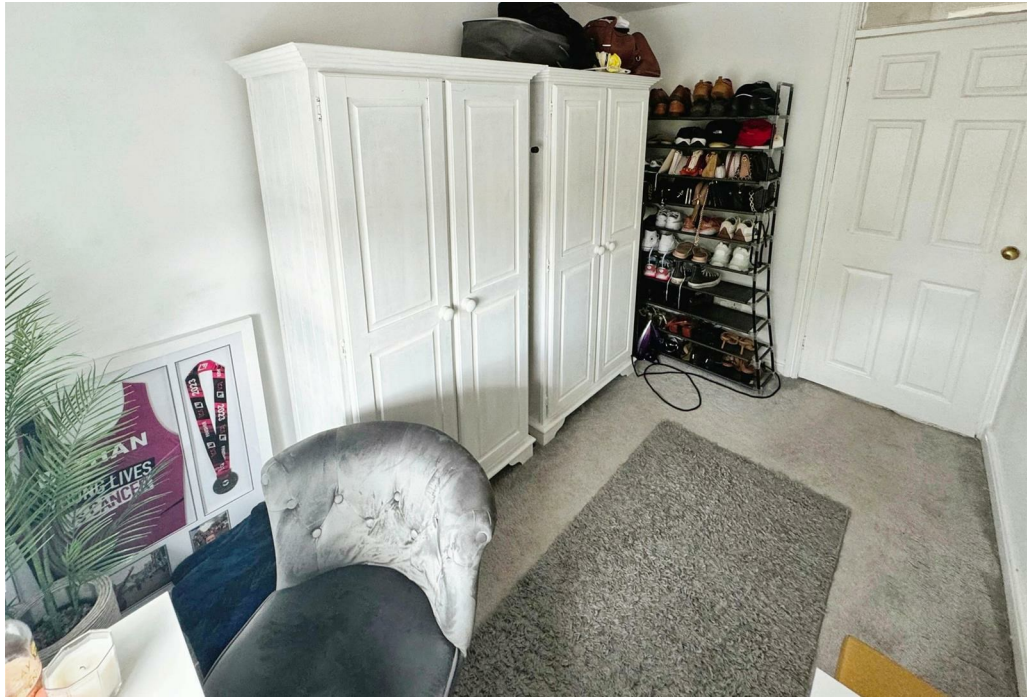
Bathroom

7'8" x 6'0" (2.36m x 1.83m)

Fitted to comprise of a low level pedestal, low level hand wash basin, pea shaped bath with overhead shower, ladder radiator, double glazed window to rear elevation.

Outside

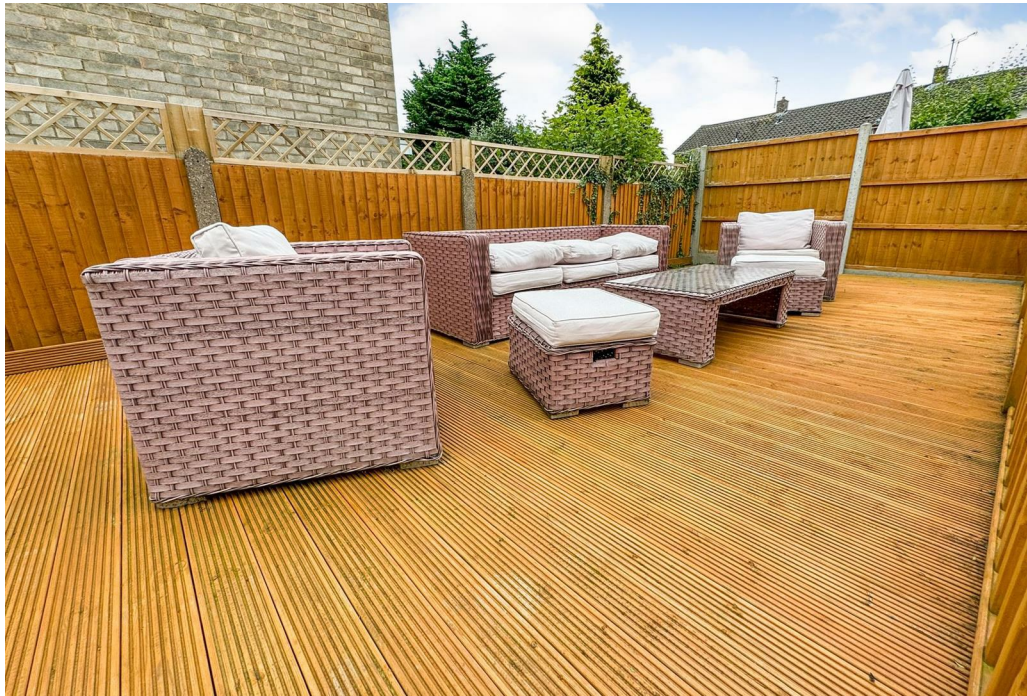




Front - Newly block paved driveway for multiple vehicles, timber fencing to both sides.

Rear - Large wrap around decking area, low maintenance laid lawn surrounded by timber fencing and brick wall to all sides.

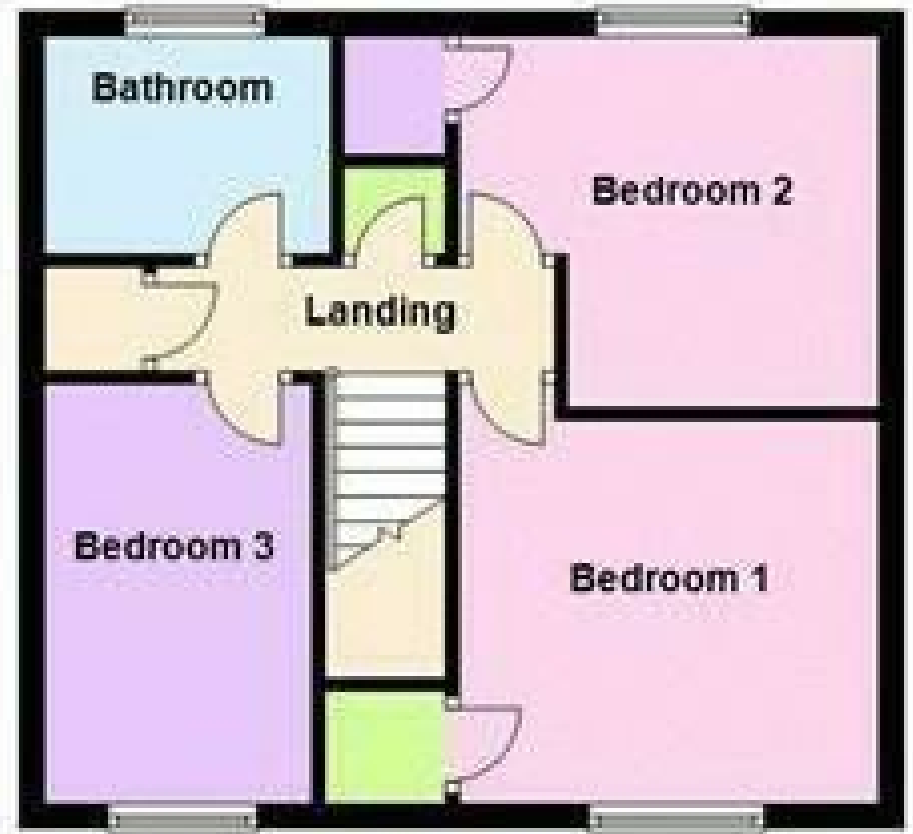




Ground Floor



First Floor





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		
(1-40) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		