



132 Hobby Drive, Corby, NN17 5FG



## Offers in excess of £230,000

Stuart Charles are delighted to offer for sale this THREE bedroom family home situated in a quiet cul de sac in the popular Priors Hall Park area. Situated a short walk away from the primary and secondary school and the newly built shops an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, lounge, guest W.C and an open plan kitchen/diner. To the first floor are three good sized bedrooms and a three piece family bathroom, the master bedroom also benefits from a three piece en-suite shower room. Outside to the front is a low maintenance lawn which leads to a tandem length driveway which provides off road parking for two vehicles. To the rear a patio area leads onto a laid lawn with space for a large timber shed while the whole garden is enclosed by timber fencing to all sides. Call now to view!!.

- OPEN PLAN KITCHEN/DINER
- GUEST W.C
- FAMILY BATHROOM AND EN-SUITE TO MASTER
- CLOSE TO PRIMARY AND SECONDARY SCHOOL
- PRIVATE CUL DE SAC
- GOOD SIZED LOUNGE
- THREE GOOD SIZED BEDROOMS
- OFF ROAD PARKING FOR TWO VEHICLES
- CLOSE TO SHOPPING AREA'S

### Entrance Hall

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

### Lounge

13'8 x 12'3 (4.17m x 3.73m)

Double glazed window to front elevation, radiator, tv and telephone point, door to:

### Kitchen/Diner

15'3 x 12'9 (4.65m x 3.89m)

Fitted to comprise base and eye level units with a one and a half bowl steel sink and drainer, gas hob with extractor, double electric oven, space for free standing fridge/freezer, space for automatic washing machine, space for dishwasher, double glazed window to rear elevation, radiator, under stairs storage, double glazed French doors to rear elevation, door to:













### Guest W.C

6'1 x 3'4 (1.85m x 1.02m)

Fitted to comprise a two piece suite consisting of a low level pedestal, low level wash hand basin, radiator.

### First Floor Landing

Loft access, doors to:

### Bedroom One

10'10 x 10'4 (3.30m x 3.15m)

Double glazed window to front elevation, radiator, tv point, door to:









### En-Suite

5'7 x 5'4 (1.70m x 1.63m)

Fitted to comprise a three piece suite consisting of a mains feed shower cubicle, low level pedestal, low level wash hand basin, radiator, double glazed window to front elevation.

### Bedroom Two

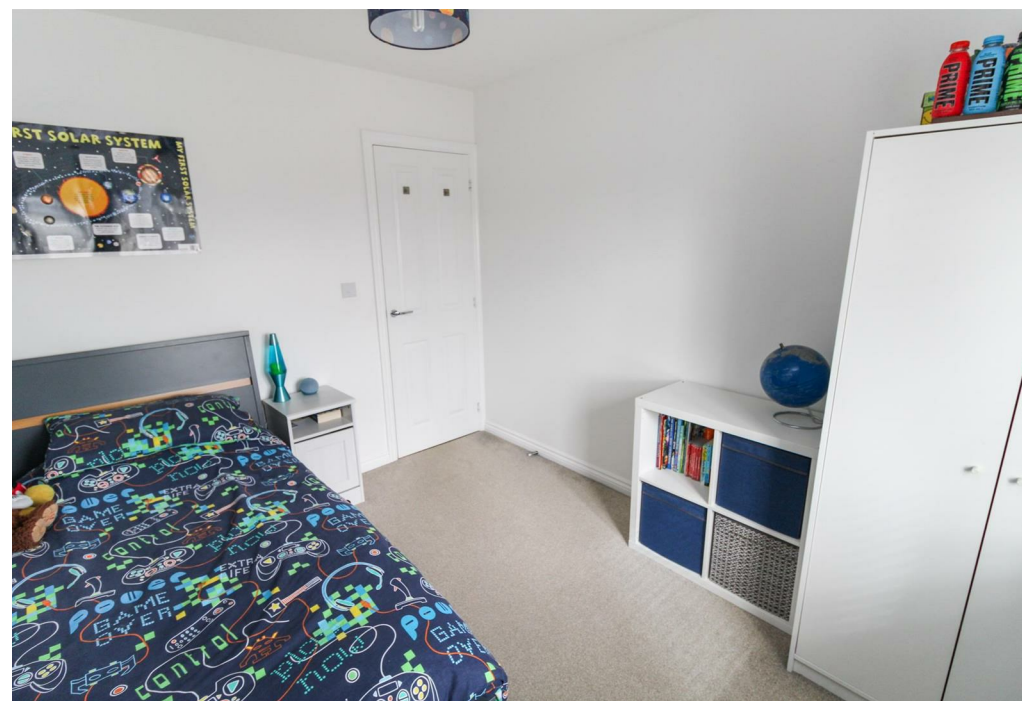
10'7 x 8'6 (3.23m x 2.59m)

Double glazed window to rear elevation, radiator.

### Bedroom Three

11'7 x 6'9 (3.53m x 2.06m)

Double glazed window to rear elevation, radiator.









## Bathroom

6'3 x 5'5 (1.91m x 1.65m)

Fitted to comprise a three piece suite consisting of a panel bath, low level pedestal, low level wash hand basin, radiator, extractor fan.

## Outside

Front: A low maintenance lawn leads to a tandem length driveway which provides off road parking for two vehicles and leads to gated access to the garden.

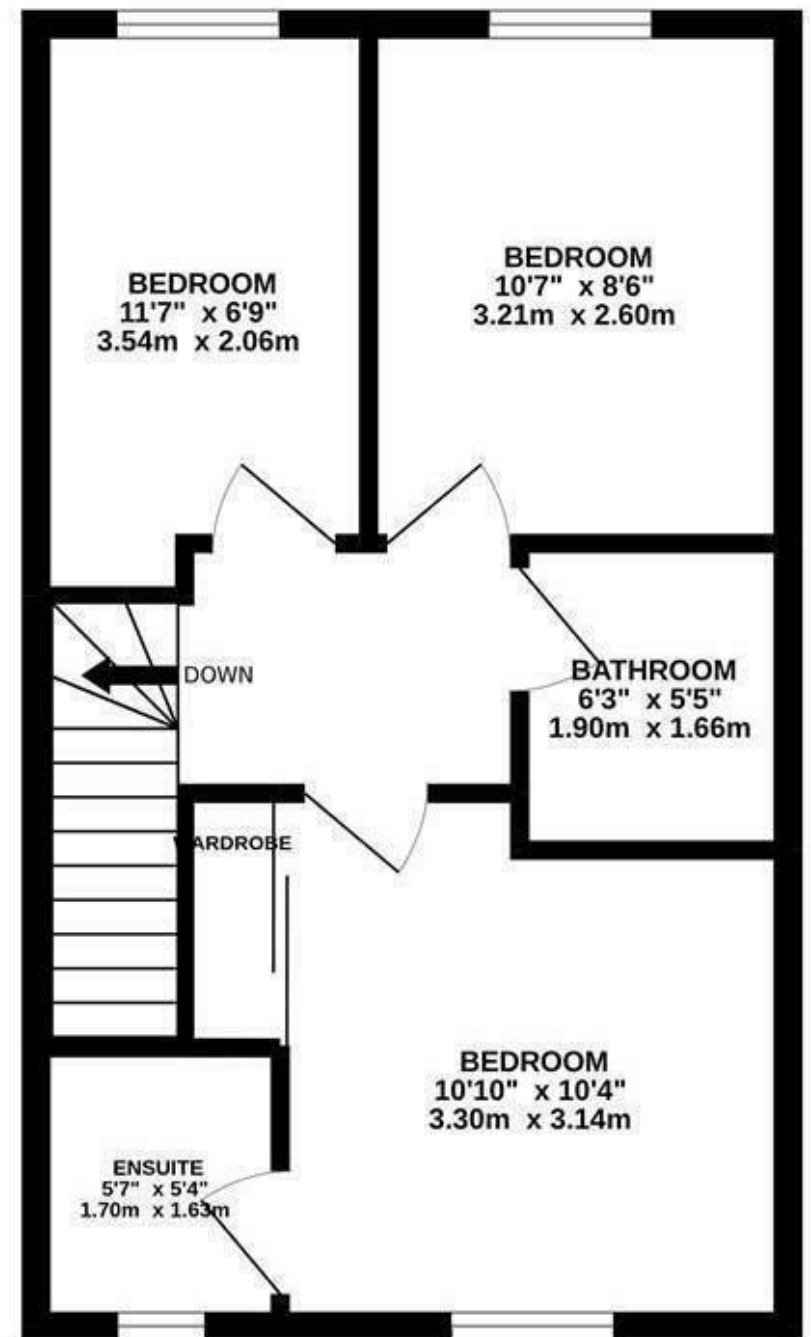
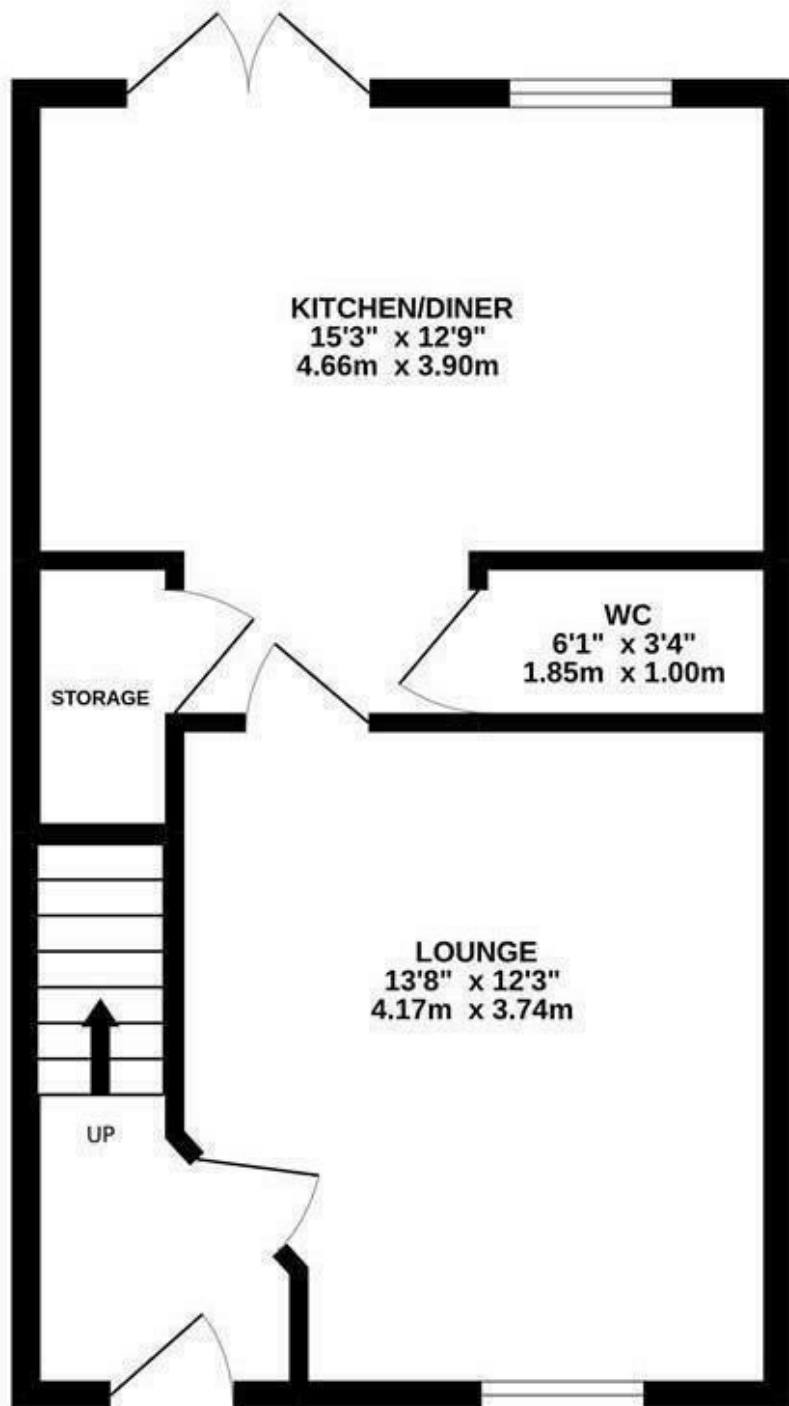
Rear: A patio area leads onto a laid lawn and is enclosed by timber fencing to all sides, a hard standing area features a timber shed.













Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92 plus <b>A</b>		
81-91 <b>B</b>	83	83
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-10 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		