



88 Charnwood Road, Corby, NN17 1YR



**STUART
CHARLES**
ESTATE AGENTS

£322,000

Stuart Charles are delighted to offer for sale this renovated FOUR bedroom modern detached home located on the in demand Lloyds area. Charnwood road is well positioned within walking distance to Corby's town centre, walking distance to local West glbe park and community centre, and also a ten minute walk to Corby's new train station. The accommodation to the ground floor comprises of an entrance hall, bay fronted lounge, refitted kitchen/diner and guest WC. To the first floor are FOUR good sized bedrooms with a refitted family bathroom and en-suite to the master bedroom. Outside to the front an extended driveway that provides parking for several vehicles leading to a garage. The rear garden features a large patio area that leads onto a laid lawn with a rear decking area with outside power and is enclosed by timber fencing to all sides. There is also a garden shed for convenience, that also has power and lights. Call now to view!!

- GARAGE AND DRIVE-WAY
- MODERN COMBI BOILER
- REFITTED BATHROOM
- CUL-DE-SAC LOCATION
- NEW KITCHEN
- DOWNSTAIRS GUEST WC
- FOUR GOOD SIZE BEDROOMS
- WELL PRESENTED THROUGHOUT

Entrance Hall

Entered via a double glazed door to the front elevation door, door to:

Lounge

14'6 x 12'11 (4.42m x 3.94m)

Double glazed bay window to front elevation, radiator, tv point, doorway to:

Kitchen/Diner

21'6 x 13'6 (6.55m x 4.11m)

Re-Fitted to comprise a range of base

and eye level units with a one and a half bowl sink, gas hob and extractor, electric oven, integrated fridge/freezer, integrated dishwasher, space for white goods, radiator, double glazed window to rear, double glazed French doors to rear, double glazed door to side elevation. Stairs rising to first floor landing, under stairs storage.

Guest WC

Featuring a two piece white suite with







low level pedestal and wash hand basin, radiator.

Landing

Loft access, airing cupboard.

Bedroom One

12'9 x 10'7 (3.89m x 3.23m)

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

En-suite

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





Bedroom Two

10'1 x 9'10 (3.07m x 3.00m)

Double glazed window to rear elevation, radiator.

Bedroom Three

10'10 x 8'11 (3.30m x 2.72m)

Double glazed window to rear elevation, radiator.

Bedroom Four

8'10 x 8'2 (2.69m x 2.49m)

Double glazed window to front elevation, radiator.





Bathroom

7'11 x 6'1 (2.41m x 1.85m)

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, radiator.

Outside

Outside to the front an extended driveway provides parking for several vehicles leading to a garage.

The rear garden has a large patio that leads onto a laid lawn with a rear decking area with outside power and is enclosed by timber fencing to all sides. There is also a garden shed for convenience.





Illustration for identification purposes only, measurements are approximate, not to scale.
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