



19 Barnsley Square, Corby, NN18 0PQ



## £174,950

Stuart Charles are delighted to offer for sale with NO CHAIN this three bedroom family home located in this quiet cul de sac in the Beanfield area of Corby. Only a short walk to local shops and schools this home offers great value and is ideally suited for first time buyers or an investor. The accommodation comprises to the ground floor of an entrance hall, lounge/diner and kitchen/breakfast room. To the first floor are three good sized bedrooms and a three piece family bathroom suite. Outside to the front is a low maintenance lawn, to the rear is a large patio area which leads onto a large laid lawn and is enclosed by timber fencing to all sides. Call now to view!!.

- NO CHAIN
- CLOSE TO TOWN CENTRE
- READY TO MOVE INTO
- GOOD TRANSPORT LINKS
- THREE GOOD SIZE BEDROOMS
- LARGE LOUNGE DINER
- MODERN COMBI BOILER

### Entrance Hall

Radiator, stairs rising to first floor landing, archway to

### Lounge/Diner

18'8" x 9'3" (5.69m x 2.84m)

With a fitted gas fire set to a feature fire surround and hearth, double glazed window to front elevation, double glazed patio doors lead onto rear garden, laminate flooring, TV point, radiator, archway to:

### Kitchen/Breakfast Room

14'8 max x 10'4 max (4.47m max x 3.15m max)

An L-shaped room that is fitted to comprise a single drainer sink unit with cupboards under, further range of base and eye level units, worksurfaces, tiled splash surround, integrated oven, hob and extractor fan, plumbing for automatic washing machine, fridge and freezer space, understairs storage







cupboard, radiator, double glazed window to rear elevation, meter cupboard.

### Landing

Access to loft, doors to:

### Bedroom One

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

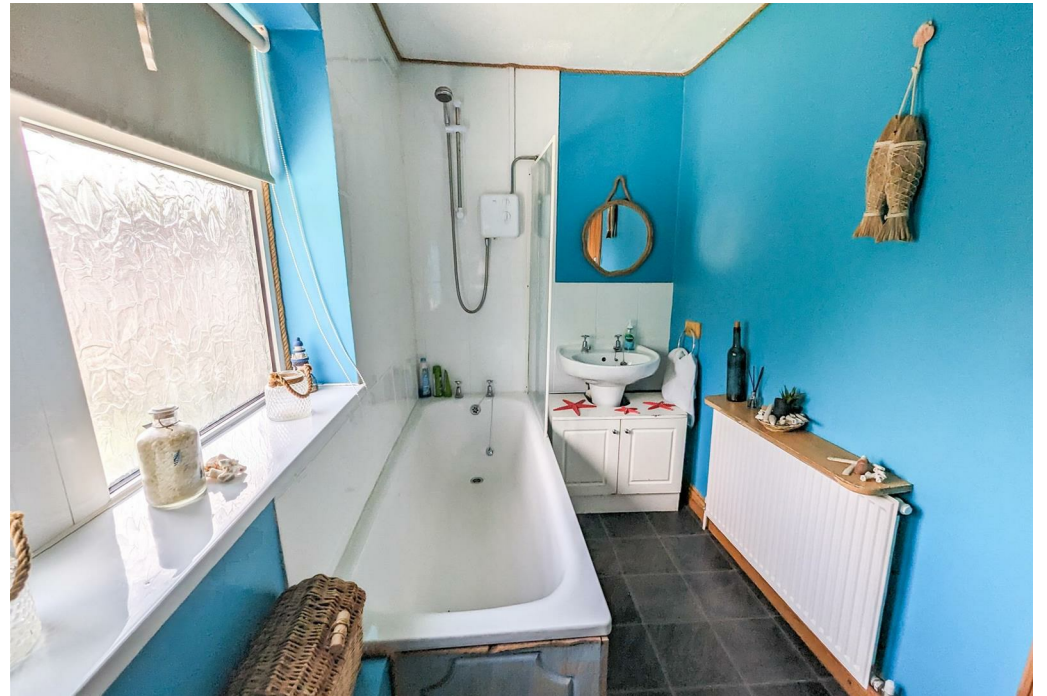
Double glazed window to front elevation, radiator, two built in wardrobes/cupboards.

### Bedroom Two

9'8 x 8'4 (2.95m x 2.54m)

An L-shaped room with double glazed window to rear elevation, radiator, built in cupboard with gas boiler.





### Bedroom Three

13'6 x 6'0 (4.11m x 1.83m)

Double glazed window to front elevation, radiator.

### Bathroom

Fitted to comprise a panel bath with shower unit and screen over, pedestal wash hand basin, low level WC, tiled splash surround, double glazed window to rear elevation, radiator.

### Outside

To the front is a low maintenance lawn.

To the rear is a large patio area which leads onto a large laid lawn and is enclosed by timber fencing to all sides.



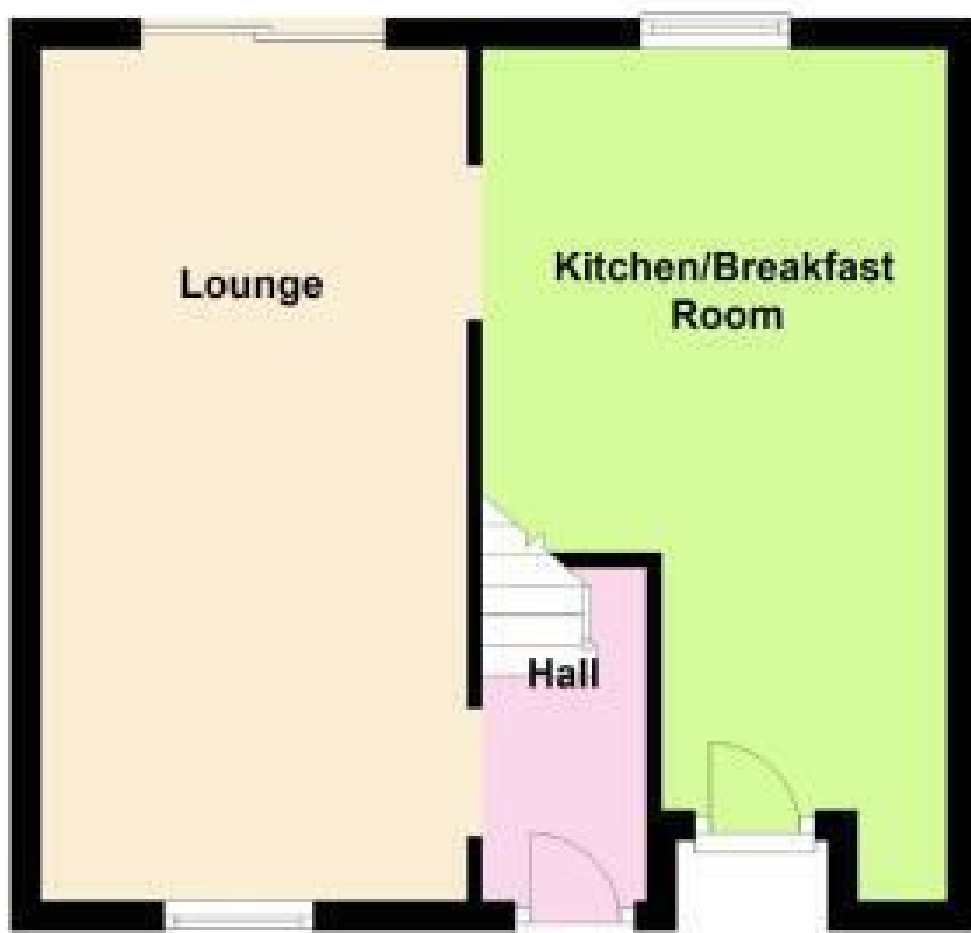








## Ground Floor



## First Floor



Floor plan not to scale - for guidance purposes only.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	