



107 Farmstead Road, Corby, NN18 0LQ



## Offers in excess of £245,000

Stuart Charles are delighted to offer for sale with NO CHAIN this three bedroom semi detached family home located in this very desirable and quiet street in the Beanfield area of Corby. Situated a short walk from a range of schools and shops an early viewing is recommended to avoid missing out on this home. The accommodation on offer comprises to the ground floor of an entrance hall, guest WC, large open plan area that includes the lounge with extended bay frontage, dining room, and a modern kitchen. with utility room. To the first floor are three good sized bedrooms and a modern three piece bathroom suite. To the front there is a driveway, with space for multiple cars, that leads to a laid lawn with an established tree. The rear of the property features a patio area leading to a well-maintained lawn adorned with two apple trees and a decking area. The garden also includes a practical garden shed, perfect for storage or hobbies. The entire outdoor space is enclosed by a timber fence, providing privacy and security. Call now to view!!

- READY TO MOVE INTO
- PRIVATE GARDEN
- REFITTED KITCHEN
- DOWNSTAIRS GUEST WC
- OPEN PLAN LIVING SPACE
- COUNCIL TAX BAND A
- MODERN COMBI BOILER
- LARGE UTILITY ROOM
- THREE GOOD SIZE BEDROOMS

### Entrance Hall

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

### Guest WC

This two piece suite features a a low level wash hand basin, pedestal and double glazed window to the side elevation

### Lounge

14'2x10'6 (4.32mx3.20m)  
Double-glazed window with extended bay frontage, radiator, opening to:

### Dining Room

10' x 8'2 (3.05m x 2.49m)  
Double glazed French doors to rear elevation.







## Kitchen

10'4 x 10'2 (3.15m x 3.10m)

Fitted to comprise of base units with a single sink and drainer, range cooker, space for automatic washing machine, radiator, double glazed window to rear elevation.

## Side Entrance/Utility Room

23' x 5' (7.01m x 1.52m)

Entered via a double glazed door to front elevation, fitted to comprise a range of base and eye level units with large fridge freezer, space for white goods, double glazed French doors to rear, storage cupboard, radiator.





## Landing

Double glazed window to the front elevation,, loft access, doors to:

## Bedroom One

12' max x11' (3.66m max x3.35m)

Double glazed window to front elevation, radiator, built in double wardrobes.

## Bedroom Two

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

Double glazed window to front elevation, radiator.







### Bedroom Three

9'6 x 9 (2.90m x 2.74m)

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

### Bathroom

7'4 x 6'4 (2.24m x 1.93m)

Fitted to comprise a three piece suite featuring a low level panel bath, with shower, low level pedestal, low level wash hand basin, radiator, double glazed window to side elevation.

### Outside

To the front the is a driveway for multiple cars which leads to a laid lawn and established tree.







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

To the rear there is a patio area that takes you to a laid lawn with two apple tree established planted borders and a decking area, a garden shed, all enclosed by timber fence surround.

