



22 Reigate Walk, Corby, NN18 9JP





**£145,000**

Stuart Charles are delighted to offer with NO CHAIN for sale this three bedroom home located in the Kingswood area of Corby. Within walking distance of local amenities, transport links and schools make this a great home for investors or first time buyers The accommodation on offer comprises an entrance hall with guest WC, lounge, kitchen breakfast room and utility area. To the first floor are three well proportioned bedrooms, storage cupboard and a three piece family bathroom. To the rear is a patio area, laid lawn and enclosed by a timber fence surround with rear gated access. Call now to book a viewing!!

- DOWNSTAIRS GUEST WC
- COUNCIL TAX BAND A
- CLOSE TO LOCAL SCHOOLS
- WALKING DISTANCE TO SHOPS
- GREAT FOR INVESTORS
- MODERN COMBI BOILER
- GOOD TRANSPORT LINKS
- THREE GOOD SIZE BEDROOMS

#### **Entrance Hall**

Stairs rising to first floor landing, guest WC, under stairs cupboard, radiator, doors to:

#### **Lounge**

15'0 x 12'0 (4.57m x 3.66m)

Double glazed window to the rear elevation, radiator, tv point, telephone point, doors to:

#### **Kitchen/Breakfast Room**

16'0 x 8'4 (4.88m x 2.54m)

Fitted to comprise a range of base and eye level units with a one bowl steel sink and drainer, space for washing machine, oven with gas hob, space for fridge and freezer, radiator, double glazed window to rear elevation, double glazed patio doors to rear.

#### **Guest WC**

Featuring a two piece suite with a low













level pedestal, low level wash hand basin, radiator, double glazed window to front elevation.

### Landing

Loft access, storage cupboard, doors to:

### Bedroom One

16' x 8'5 (4.88m x 2.57m)

Double glazed window to the rear elevation, radiator.

### Bedroom Two

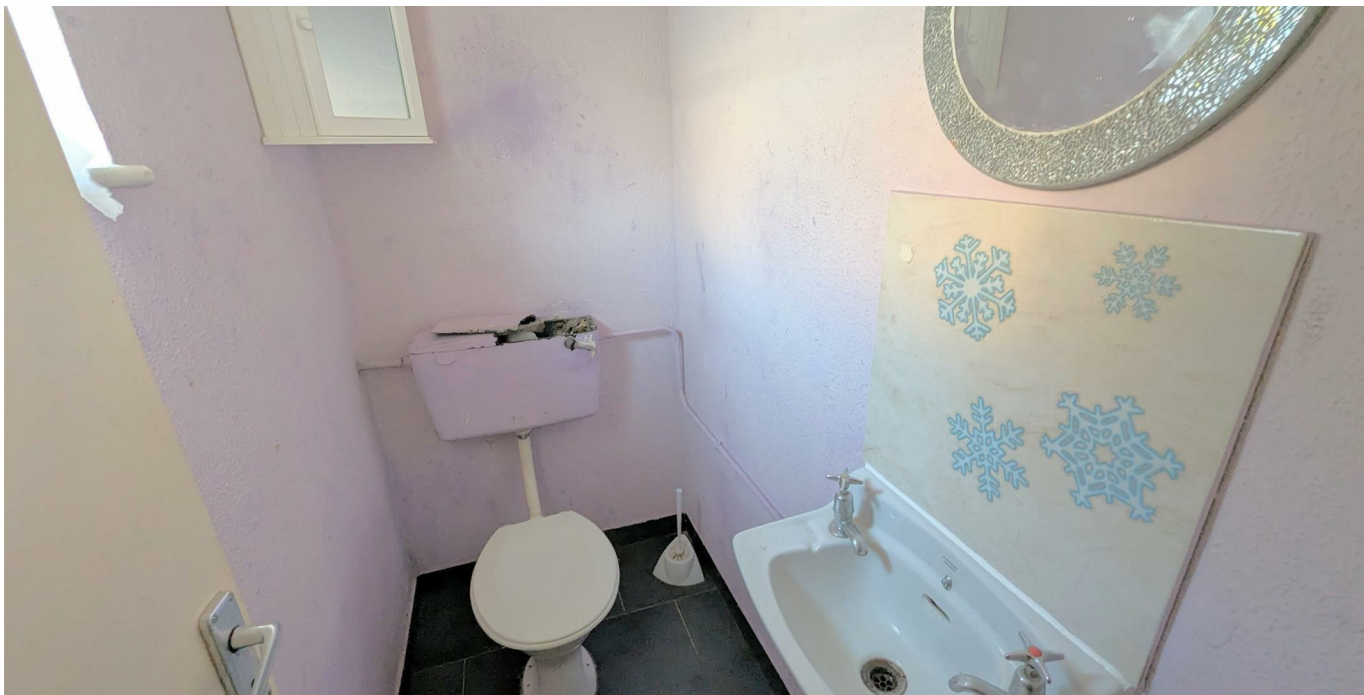
12'2 x 8'4 (3.71m x 2.54m)

Double glazed window to the rear elevation, radiator.

### Bedroom Three

10'2 x 6'4 (3.10m x 1.93m)

Double glazed window to the rear elevation, radiator.









## Bathroom

Featuring a three piece suite with a panel bath and shower over, low level wash hand basin and pedestal, radiator, double glazed window to front elevation.

## Outside

To the rear is a patio area, laid lawn and enclosed by a timber fence surround with rear gated access.















## 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<br>2002/91/EC |  |