



46 Shakespeare Way, Corby, NN17 2ND



£195,000

Stuart Charles are delighted to offer for sale with NO CHAIN this three bedroom family home located in the ever popular Lloyds area of Corby. Situated a short walk away from several schools and a shopping parades an early viewing is recommended to avoid missing out on this home. The accommodation comprises of an extended porch, lounge, kitchen/diner, conservatory and a utility room. To the first floor are three good sized bedrooms and a wet room. Outside to the front a driveway provides off road parking for multiple vehicles and leads to a garage. To the rear a patio area leads onto an artificial lawn and to a patio area located to the rear of the garden. Call now to view!!.

- NO CHAIN
- OPEN PLAN KITCHEN/DINER
- CONSERVATORY
- WET ROOM
- WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOLS
- LARGE LOUNGE
- UTILITY ROOM
- THREE GOOD SIZED BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- WALKING DISTANCE TO SHOPS AND TOWN CENTRE

Entrance Porch

Entered via a double glazed door, double glazed door to:

Entrance Hall

Radiator, stairs rising to first floor landing, doors to:

Lounge

13'10 x 12'00 (4.22m x 3.66m)

Double glazed window to front elevation, radiator, tv point, telephone point.

Kitchen/Diner

21'0 x 8'9 (6.40m x 2.67m)

Fitted to comprise a range of base and eye level units with a single sink and drainer, space for free standing gas/electric cooker, space for automatic dishwasher, space for low level fridge/freezer, double glazed window to rear elevation, radiator, double glazed patio door to conservatory, door to utility area.







Conservatory

10'7 x 9'1 (3.23m x 2.77m)

Double glazed windows and door to side and rear elevation.

Utility Room

9'11 x 9'2 (3.02m x 2.79m)

Fitted with base and eye level units, space for free standing American fridge/freezer, space for automatic washing machine, space for tumble dryer, wall mounted boiler, double glazed window and door to rear elevation, double glazed door to garage.

First Floor Landing

Loft access, double glazed window to side elevation, doors to:





Bedroom One

13'10 x 8'6 (4.22m x 2.59m)

Double glazed window to front elevation, radiator, airing cupboard.

Bedroom Two

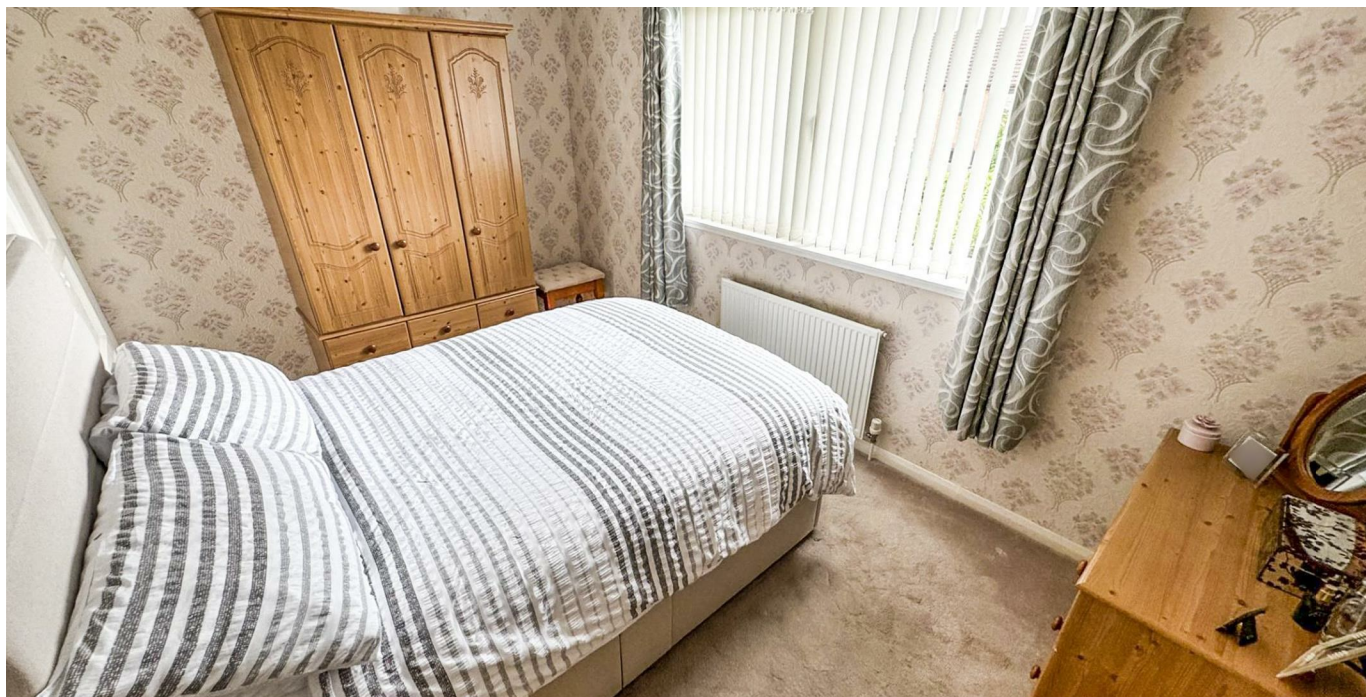
13'10 x 8'9 (4.22m x 2.67m)

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

Bedroom Three

8'10 x 8'1 (2.69m x 2.46m)

Double glazed window to rear elevation, radiator.





Wet Room

7'1 x 5'0 (2.16m x 1.52m)

Fitted to comprise a three piece suite consisting of a electric shower, low level pedestal, low level wash hand basin, radiator, double glazed window to rear elevation.

Outside

Front: A large low maintenance driveway provides off road parking for multiple vehicles and leads to a garage while being enclosed by timber fencing and privet hedge.

Rear: A large patio area leads to a low maintenance artificial lawn and to a further private patio area to the





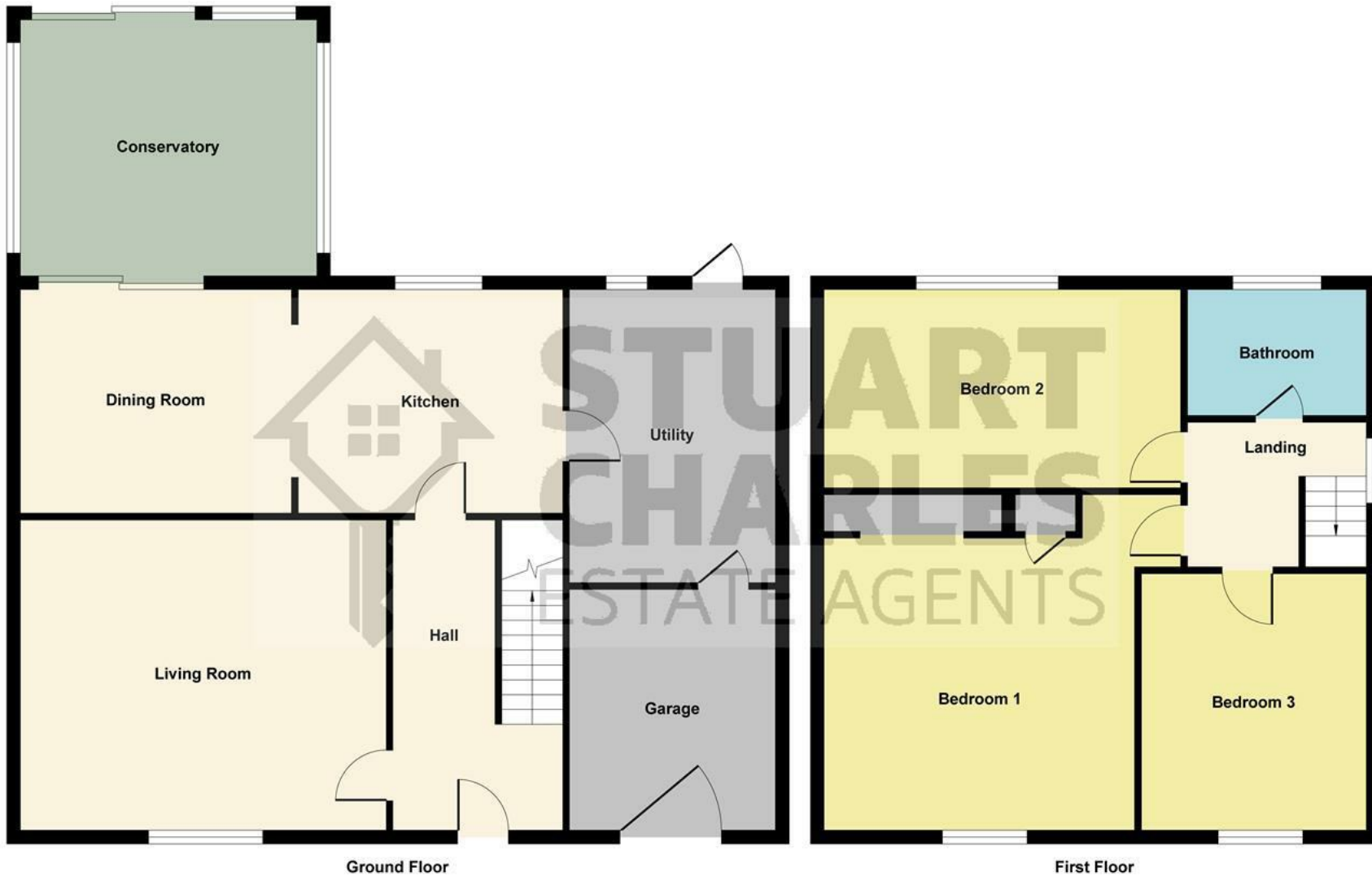


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



rear of the garden, the garden is enclosed by timber fencing to all sides.

Garage: With Garola garage door, power and light connected and pedestrian door to utility area.

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