



194 Westfields Road, Corby, NN17 1HQ



**£250,000**

Stuart Charles are delighted to offer FOR SALE this THREE bedroom extended semi detached family home located in the desirable Lloyds area of Corby. Situated a short walk away from multiple schools and several shopping parade an early viewing is recommended to avoid missing out on this home. The accommodation comprises of an entrance hall, lounge, family room, and a refitted kitchen. The property benefits from a single story extension which has a dining room and downstairs shower room. To the first floor are three good sized bedrooms and a three piece shower room. Outside to the front a large driveway provides off road parking for multiple vehicles and leads to a laid lawn and flower beds with access to the garage. Outside to the rear the whole garden is block paved and enclosed by timber fence surround. Call now to book a viewing!!

- LOUNGE WITH SEPERATE DINING ROOM AND SNUG AREA
- DOWNSTAIRS SHOWER ROOM
- THREE GOOD SIZED BEDROOMS
- OFF ROAD PARKING FOR MULTIPLE VEHICLES AND GARAGE
- CLOSE TO LOCAL SHOPS AND TOWN CENTRE
- MODERN KITCHEN
- SOUTH FACING GARDEN
- EASY ACCESS TO LOFT STORAGE
- WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOLS
- WALKING DISTANCE TO WEST GLEBE PARK AND TRAIN STATION

### Entrance Hall

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

### Kitchen

10'7" x 6'3" (3.25m x 1.93m)  
Fitted to comprise a range of base and eye level units with a sink and drainer, electric hob with extractor, electric oven, integrated appliances, space for fridge/freezer, radiator, double glazed window to side elevation.

### Family Room

11'3" ( max) x 9'8" (3.45m ( max) x 2.95m)  
Double glazed window to front elevation, radiator, archway to:

### Lounge

13'3" x 10'5" (4.06m x 3.20m)  
Tv point, electric fire, radiator, doors to







## Dining Room

8'3 x 7'6 (2.51m x 2.29m)

Double glazed French doors to rear elevation, radiator, door to:

## Downstairs Shower Room

8'3 x 7'6 (2.51m x 2.29m)

Featuring a three piece suite with walk in double cubicle with mains feed shower over, low level wash hand basin, low level pedestal, radiator, extractor fan.

## Landing





### Bedroom One

12'2" x 10'5" (3.71m x 3.20m)

Double glazed window to rear elevation, radiator, tv point.

### Bedroom Two

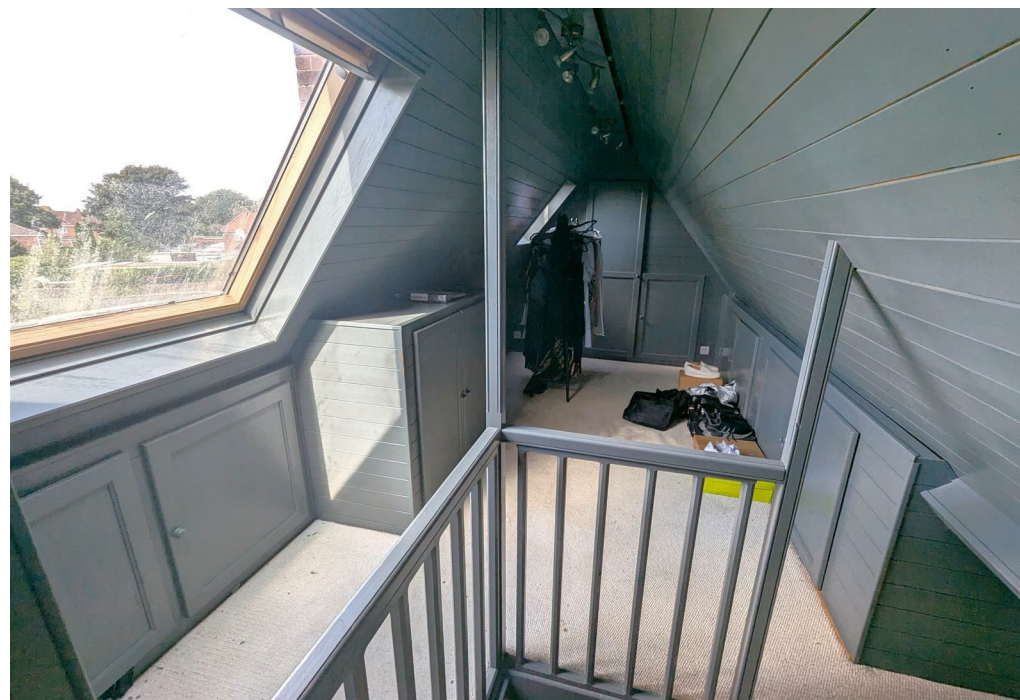
10'0" x 9'8" (3.05m x 2.95m)

Double glazed window to front elevation, radiator.

### Bedroom Three

8'5" x 6'5" (2.59m x 1.98m)

Double glazed window to side elevation, radiator.







## **Shower Room**

8'5" x 6'11" (2.57m x 2.13m)

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

## **Outside**

To the front a large driveway provides off road parking for multiple vehicles and leads to a laid lawn and flower beds with access to the garage.

To the rear the whole garden is block paved and enclosed by timber fence surround.



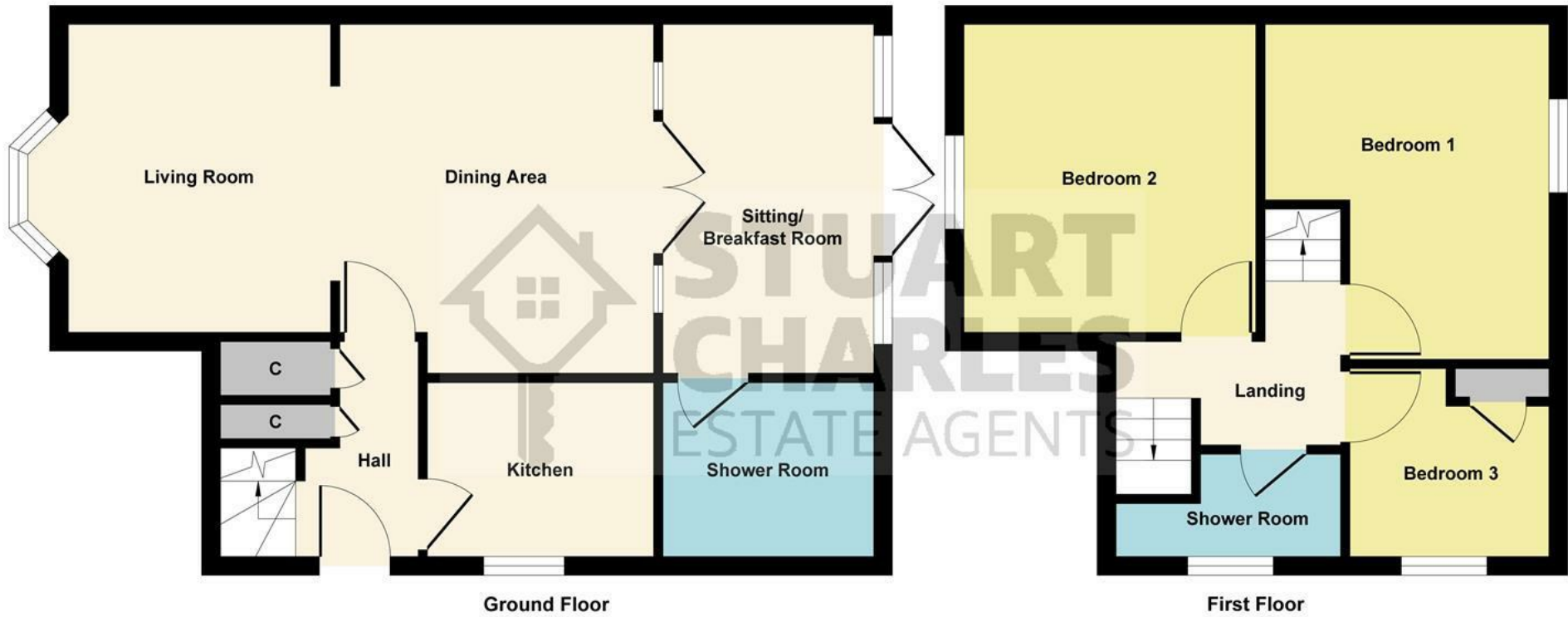


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

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	