



42 Willow Brook Road, Corby, NN17 2ED



**STUART
CHARLES**
ESTATE AGENTS

£215,000

Stuart Charles are delighted to offer FOR SALE this FOUR bedroom family home in need of modernisation located in the Shire area of Corby. Situated a short walk away from a range of amenities to include multiple shopping area's, multiple schools and on the main bus route an early viewing is recommended to avoid missing out on this rare opportunity. The accommodation comprises to the ground floor of an entrance, lounge, dining room and kitchen. To the first floor are four good sized bedrooms and a three piece shower room. Outside to the front is a large driveway that provides off road parking for multiple vehicles and leads to access to the rear. To the rear a patio area leads onto a larger than average laid lawn ad is enclosed by timber fencing to all sides. Call now to view!!

- NO CHAIN
- KITCHEN AND SEPERATE DINING ROOM
- MODERN THREE PIECE WALK IN SHOWER ROOM
- LARGE REAR GARDEN
- IN NEED OF MODERNISATION
- GOOD SIZED LOUNGE
- FOUR GOOD SIZED BEDROOMS
- LARGE DRIVEWAY PROVIDES OFF ROAD PARKING
- WALKING DISTANCE TO SHOPS
- CLOSE TO PRIMARY AND SECONDARY SCHOOLS

Entrance Hall

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

Lounge

17'1 x 12'1 (5.21m x 3.68m)

Double glazed window to front elevation, radiator, tv point, telephone point, archway to:

Dining Room

10'7 x 8'5 (3.23m x 2.57m)

Double glazed window to rear elevation, radiator door to:

Kitchen

8'7 x 8'5 (2.62m x 2.57m)

Fitted to comprise a range of base level units with a single steel sink and drainer, space for automatic washing machine, space for free standing cooker, space for fridge/freezer, pantry







cupboard, door to hallway, double glazed window and door to rear elevation.

First Floor Landing

Loft access, doors to:

Bedroom One

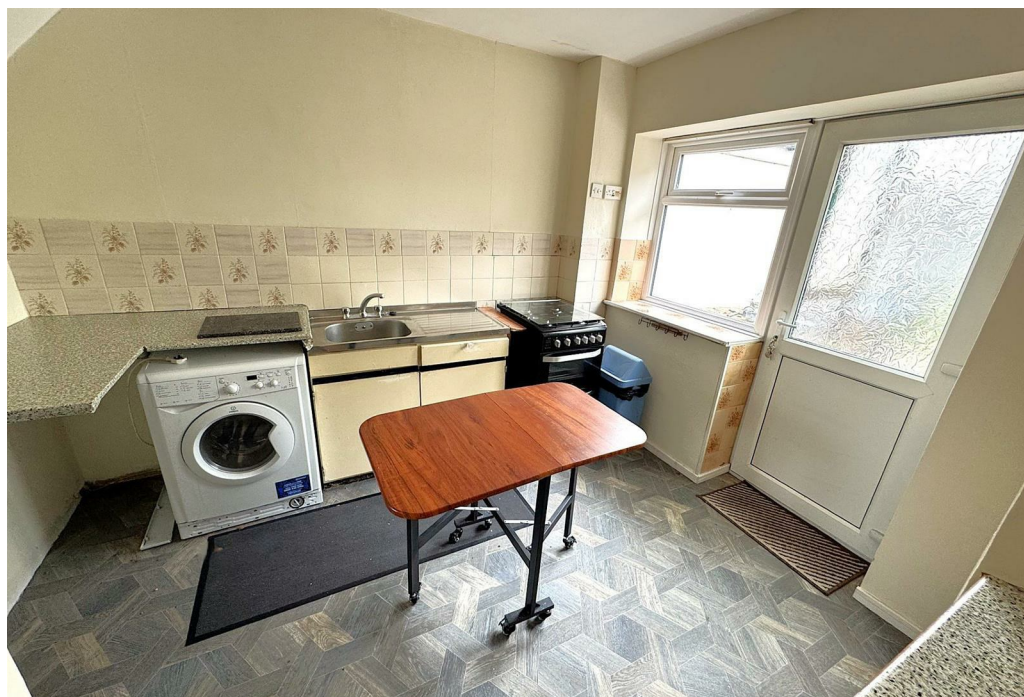
11'11 x 10'06 (3.63m x 3.20m)

Double glazed window to rear elevation, radiator, airing cupboard with boiler, built in wardrobe.

Bedroom Two

13'11 x 7'11 (4.24m x 2.41m)

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





Bedroom Three

11'07 x 7'3 (3.53m x 2.21m)

Double glazed window to front elevation, radiator.

Bedroom Four

8'04 x 6'09 (2.54m x 2.06m)

Double glazed window to rear elevation, radiator.

Bathroom

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

Outside

Front: A large driveway provides of road parking for





multiple vehicles and is enclosed by timber fencing and privet hedging, A side access provides access to the rear.

Rear: A patio area leads up to a larger than average laid lawn and is enclosed by timber fencing and low level steel fencing.





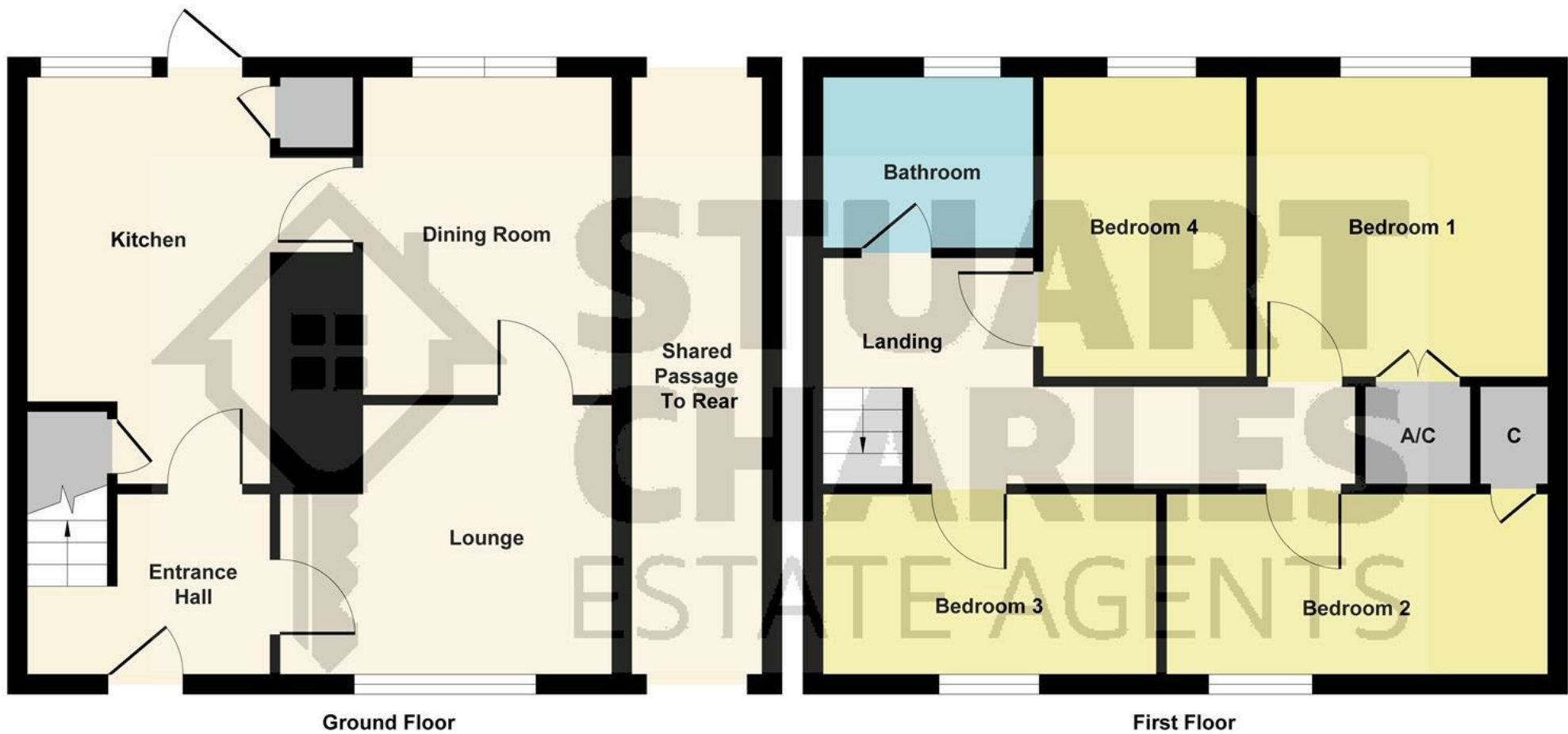


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	87
(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	