



40 Waltham Close, Corby, NN17 2YF



**STUART
CHARLES**
ESTATE AGENTS

£219,950

Stuart Charles are delighted to offer FOR SALE this three bedroom extended family home located in the Shire area of Corby. Situated in a quiet cul de sac and walking distance to several schools and shops an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, lounge, kitchen/diner, dining area/study area, utility room and guest W.C. To the first floor are three good sized bedrooms and a three piece bathroom . Outside to the front is a laid lawn which leads to a driveway for multiple vehicles. To the rear a patio area leads up onto a laid lawn and is enclosed by timber fencing to all sides. Call now to view!!.

- OPEN PLAN KITCHEN/DINER
- LOUNGE
- THREE GOOD SIZED BEDROOMS
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOLS
- UTILITY ROOM AND GUEST W.C
- DINING AREA/STUDY AREA
- MODERN BATHROOM SUITE
- SOUTH WEST FACING GARDEN
- CLOSE TO SHOPS AND MAIN BUS LINKS

Entrance Hall

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

Lounge

15'3 x 10'9 (4.65m x 3.28m)

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

Kitchen/Diner

13'9 x 10'1 (4.19m x 3.07m)

Fitted to comprise a range of base and eye level units with a one and a half bowl sink and drainer, electric hob with extractor, electric oven, wall mounted boiler, under stairs storage cupboard, radiator, archway to:

Dining Area/ Study Area

9'0 x 6'4 (2.74m x 1.93m)

Double glazed French door to rear elevation.







Utility Area

8'11 x 5'10 (2.72m x 1.78m)

Fitted with base and eye level units with integrated fridge/freezer, space for automatic washing machine, space for tumble dryer, double glazed window and door to side and rear elevation, radiator, door to:

W.C

6'0 x 3'0 (1.83m x 0.91m)

Fitted to comprise a two piece suite consisting of a low level pedestal, low level wash hand basin and radiator.

First Floor Landing

Loft access, storage cupboard, doors to:





Bedroom One

13'8 x 8'6 (4.17m x 2.59m)

Two double glazed windows to front elevation, radiator, built in wardrobe.

Bedroom Two

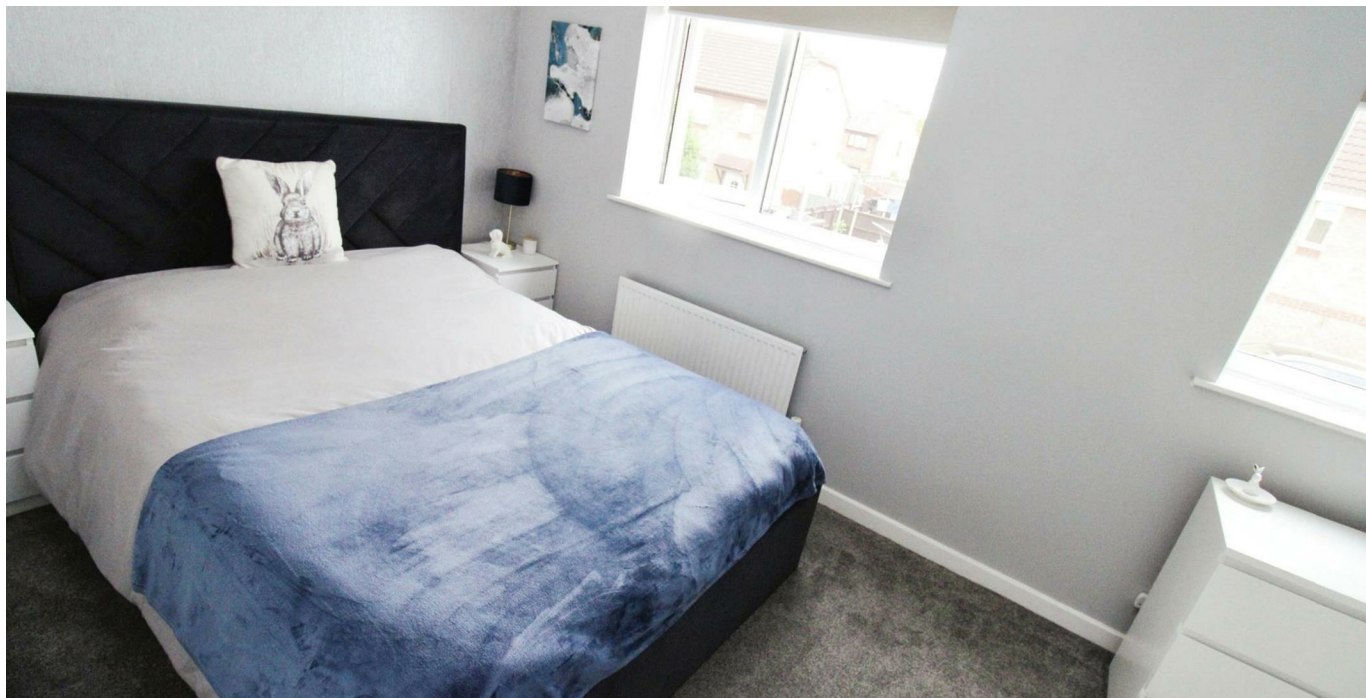
10'10 x 6'2 (3.30m x 1.88m)

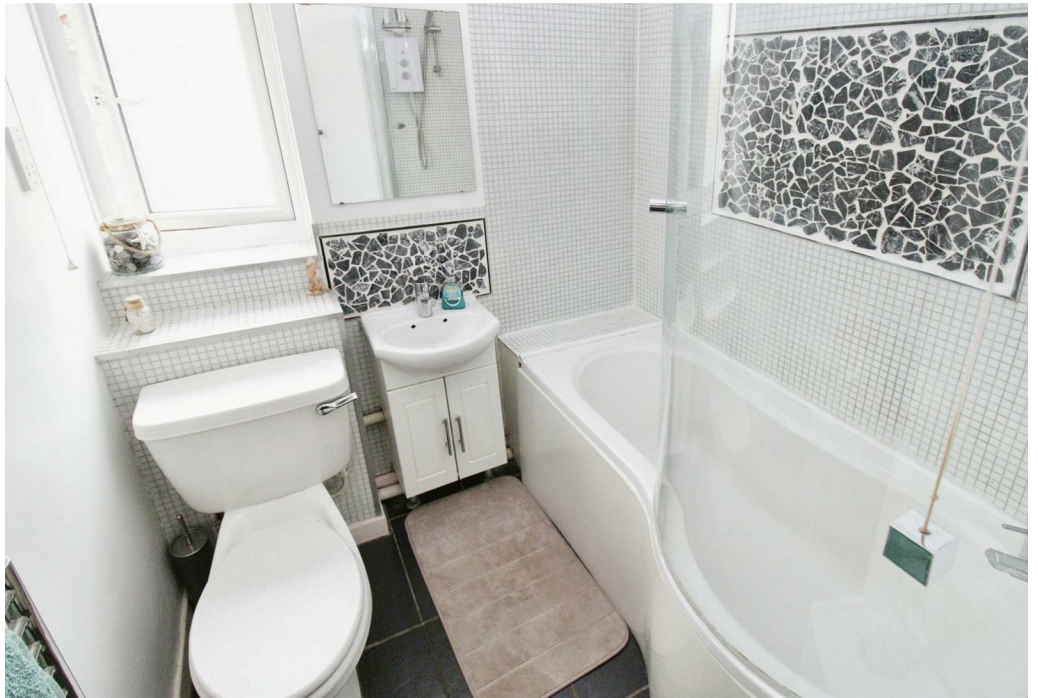
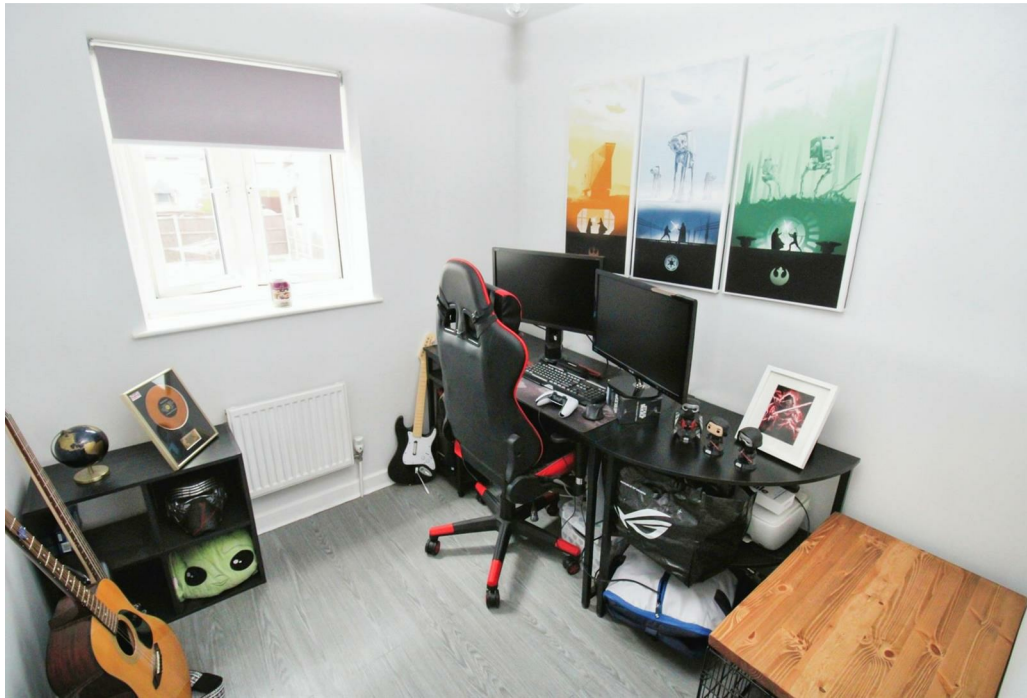
Double glazed window to rear elevation, radiator.

Bedroom Three

7'9 x 7'5 (2.36m x 2.26m)

Double glazed window to rear elevation, radiator.





Bathroom

6'7 x 6'0 (2.01m x 1.83m)

Fitted to comprise a three piece suite consisting of a P shaped bath with shower over, low level wash hand basin, low level pedestal, radiator, double glazed window to side elevation.

Outside

Front: A laid lawn leads to a driveway which provides off road parking for multiple vehicles and has gated access to the garden.

Rear: A patio area leads onto a raised laid lawn and is enclosed by timber fencing to all sides.







