



**STUART
CHARLES**
ESTATE AGENTS



Chestnut Avenue

, Corby, NN17 2ER

£275,000



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Entrance Hall

Entered via a double glazed front door, door to;

Kitchen/Diner

13'6" x 9'10" (4.14 x 3)

Fitted to comprise a range of base and eye level units, one and a half bowl sink and drainer, electric range cooker with overhead extractor, space for automatic washing machine, space for fridge freezer, space for dishwasher, wall mounted combi boiler, double glazed window to front elevation, radiator, door to;

Lounge & Snug

24'3" x 9'5" (7.4 x 2.88)

Tv point, radiator, radiator, double glazed window to rear elevation, double glazed bay window to front elevation

Study

8'2" x 7'6" (2.5 x 2.3)

Radiator, large storage cupboard, opening to;

Conservatory

10'9" x 20'8" (3.3 x 6.3)

Double glazed windows to rear elevation, double glazed french doors to rear elevation, radiator, radiator.

First floor landing

Double glazed window to front elevation, loft access, doors to;

Bedroom One

9'4" x 14'11" (min) x 17'11" (max) (2.85 x 4.55 (min) x 5.47 (max))

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

Bedroom Two

9'7" x 7'10" (2.93 x 2.40)

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

Bedroom Three

9'3" x 7'1" (2.84 x 2.17)

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

Bathroom

8'2" x 6'5" (2.5 x 1.98)

Fitted to comprise of a low level pedestal, low level hand wash basin with vanity unit, L shaped panel bath with overhead system shower, radiator, double glazed window to front elevation.

Outside

Front - A large laid lawn along side a long concrete driveway providing parking for multiple vehicles.

Rear - A landscaped garden consisting of a patio leading to a tiered laid lawn, pebble dash, patio seating area, large decking with overhead pergola. The whole garden is enclosed to all sides by timber fencing.

Side - To the side elevation is a fitted BBQ area with drinks cooler with gated access to front elevation.



A Google Map snippet showing a residential area. A red location pin is placed on a road labeled 'Willow Brook Rd'. To the north of the pin, the text 'EARLS TREES INDUSTRIAL ESTATE' is visible. The Google logo is in the bottom left corner, and 'Map data ©2025' is in the bottom right corner.

The floor plan shows a rectangular house with a large conservatory at the rear. The ground floor includes a study, kitchen, entrance hall, living room, and a snug. A staircase leads from the entrance hall to the first floor. The first floor features three bedrooms, a bathroom, and a landing. The layout is as follows:

- Ground Floor:**
 - Conservatory (green area at the rear)
 - Study (yellow area, top left)
 - Kitchen (yellow area, bottom left)
 - Entrance Hall (yellow area, bottom left)
 - Living Room (yellow area, bottom right)
 - Snug (yellow area, top right)
 - Stairs (leading up from the entrance hall)
- First Floor:**
 - Bedroom 1 (yellow area, top right)
 - Bedroom 2 (yellow area, top left)
 - Bedroom 3 (yellow area, bottom right)
 - Bathroom (blue area, bottom left)
 - Landing (yellow area, bottom center)
 - Stairs (leading down to the ground floor)

Please contact our Stuart Charles Estate Agents Office
on 01536 234264 if you wish to arrange a viewing appointment for this
property or require further information.

Energy Efficiency Rating

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		

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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