



40 Occupation Road, Corby, NN17 1EE



# £175,000

Stuart Charles are delighted to offer FOR SALE with NO CHAIN this TWO DOUBLE bedroom home located in the ever popular Lloyds area of Corby. Situated a small walk to several schools, multiple local shops and the town centre 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/breakfast room and a guest W.C. To the first floor are two double bedrooms and a three piece shower room. Outside to the front is a low maintenance laid lawn which is enclosed by privet hedges to all sides ( a drop kerb has previously been granted for off road parking). To the rear a patio area leads onto a laid lawn and to a further patio area to the rear of the garden while all being enclosed by timber fencing to all sides. Call now to view!!.

- NO CHAIN
- MODERN KITCHEN/BREAKFAST
- TWO DOUBLE BEDROOMS
- LOW MAINTENANCE GARDENS TO THE FRONT AND REAR
- WALKING DISTANCE TO SCHOOLS AND SHOPS
- GOOD SIZED LOUNGE
- GUEST W.C
- DOUBLE SHOWER ROOM
- POTENTIAL TO CREATE OFF ROAD PARKING TO THE FRONT
- 1 YEAR OLD BOILER AND WINDOWS REPLACED 3 YEARS AGO

## Entrance Hall

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

## Lounge

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

## Kitchen/Breakfast Room

Fitted to comprise a range of base and

eye level units with a one and half bowl steel sink and drainer, gas hob with extractor, double electric oven, space for free standing fridge/freezer, space for automatic washing machine, space for condensing dryer, double glazed window to rear elevation, double glazed door to rear elevation, door to:

## Guest W.C

Fitted to comprise a two piece suite consisting of a low level wash hand







basin, low level pedestal, radiator, double glazed window to rear elevation.

### **First Floor Landing**

Loft access, doors to:

### **Bedroom One**

Double glazed window to front elevation, radiator.

### **Bedroom Two**

Double glazed window to rear elevation, radiator.

### **Shower Room**

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

### **Outside**

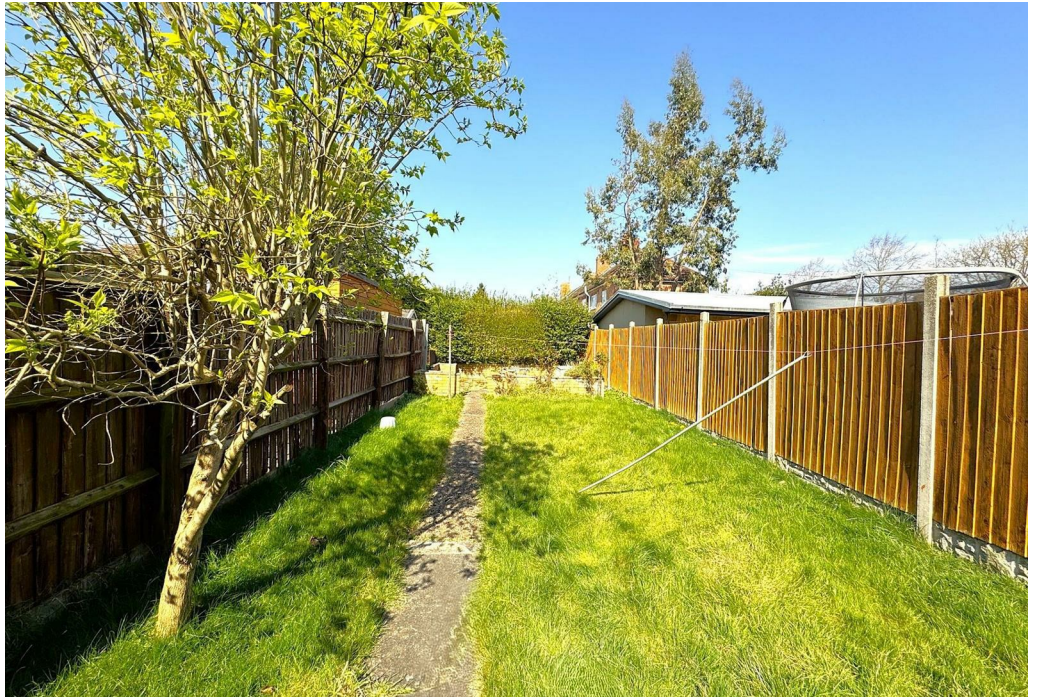




Front: A low maintenance laid lawn is enclosed by privet hedging to all sides.

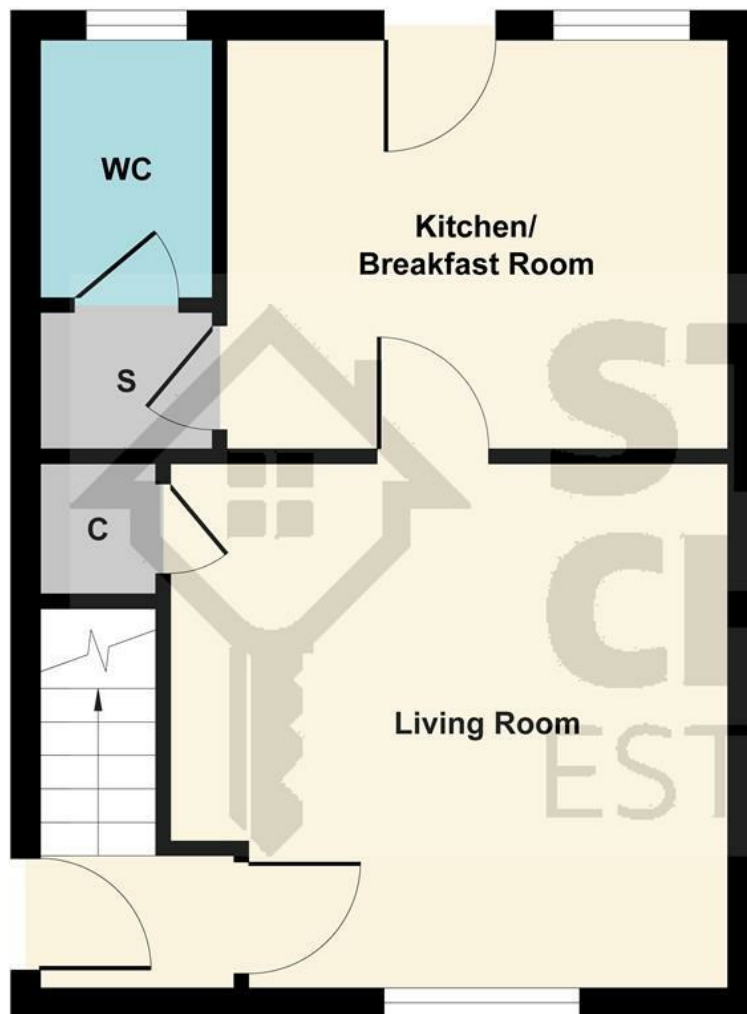
Rear: A patio area leads up onto a laid lawn and to a further patio area to the rear of the garden, the entire garden is enclosed by timber fencing to all sides and has gated shared access for you.



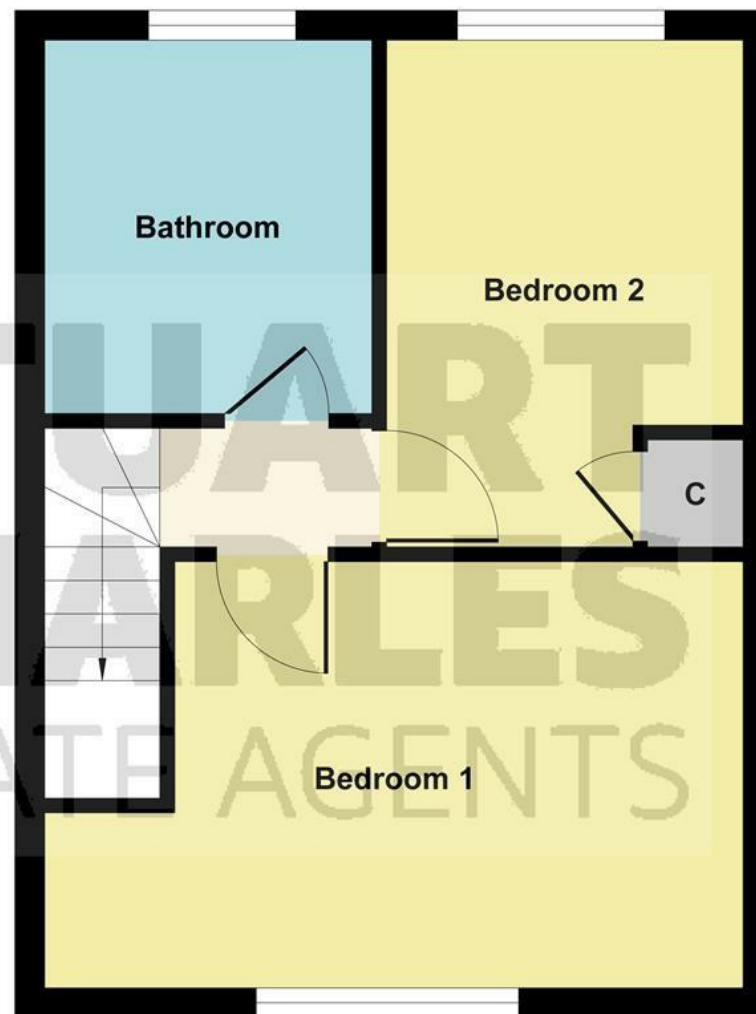








**Ground Floor**



**First Floor**

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>                                                                                                                           |         |           |
| 1-10 <b>G</b>                                                                                                                            |         |           |
| Not energy efficient - higher running costs                                                                                              |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC  |         |           |