



244 Studfall Avenue, Corby, NN17 1LQ

£220,000

Stuart Charles are delighted to offer FOR SALE this three bedroom semi detached family home located in the desirable Lloyds area of Corby. With woodland to the rear and a short walk to multiple schools, shops, doctors, the train station and the town centre an early viewing is recommended to avoid missing out on this home. The accomadation comprises to the ground floor of an entrance hall, bay fronted lounge, open plan kitchen/Diner, utility area and guest W.C. To the first floor are three bedrooms and a three piece family bathroom, the master bedroom and third bedrooms also benefit from built in wardrobes. Outside to the front is a low maintenance gravel garden enclosed by privet hedges and timber fencing. To the rear a driveway provides off road parking for multiple vehicles and gives access to a detached garage, a low maintenance gravel area leads onto a laid lawn and this leads to a raised decking area while the garden is enclosed by timber fencing to all sides. The home backs onto the protected Thoroughsale woods and is ideal for those looking for peace and quiet. Call now to view.

- BAY FRONTED LOUNGE
- UTILITY ROOM
- THREE BEDROOMS
- WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOLS
- WALKING DISTANCE TO TOWN CENTRE AND TRAIN STATION
- OPEN PLAN KITCHEN/DINER
- GUEST W.C
- THREE PIECE FAMILY BATHROOM
- CLOSE TO LOCAL DOCTORS/PHARMACY AND MULTIPLE SHOPS
- BACKING ONTO THOROUGHSALE WOODS

Entrance Hall

Entered via a double glazed door, radiator, large storage cupboard with under stairs storage, stairs rising to first floor landing, door to:

Lounge

20'9 x 11'9 (6.32m x 3.58m)

Double glazed bay window, radiator, Tv point, telephone point, door to:

Kitchen/Diner

20'5 x 8'5 (6.22m x 2.57m)

Fitted to comprise a range of base and eye level units single sink and drainer, gas hob with extractor, double electric oven, space for free standing fridge/freezer, space for automatic washing machine, double glazed window and French doors to rear elevation, breakfast bar, door to:







Utility/Store Room

With base level units, space for tumble dryer, space for low level fridge/freezer, extractor, radiator, double glazed door to side elevation, door to:

Guest W.C

Fitted with a low level W.C and double glazed window to side elevation.

First Floor Landing

Loft access, double glazed window to side elevation, doors to:

*** Please note the combi boiler is located in the loft accessed via a drop down ladder***





Bedroom One

12'3 x 10'4 (3.73m x 3.15m)

Double glazed window to front elevation, radiator, built in triple wardrobes.

Bedroom Two

13'5 x 8'4 (4.09m x 2.54m)

Double glazed window to rear elevation, radiator.

Bedroom Three

10'1 x 9'0 (3.07m x 2.74m)

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





Bathroom

7'1 x 5'5 (2.16m x 1.65m)

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

Outside

Front: A low maintenance gravel frontage is enclosed by timber fencing and privet hedge with gated access to the side.

Side: A shared driveway gives access to the off road parking and detached garage.





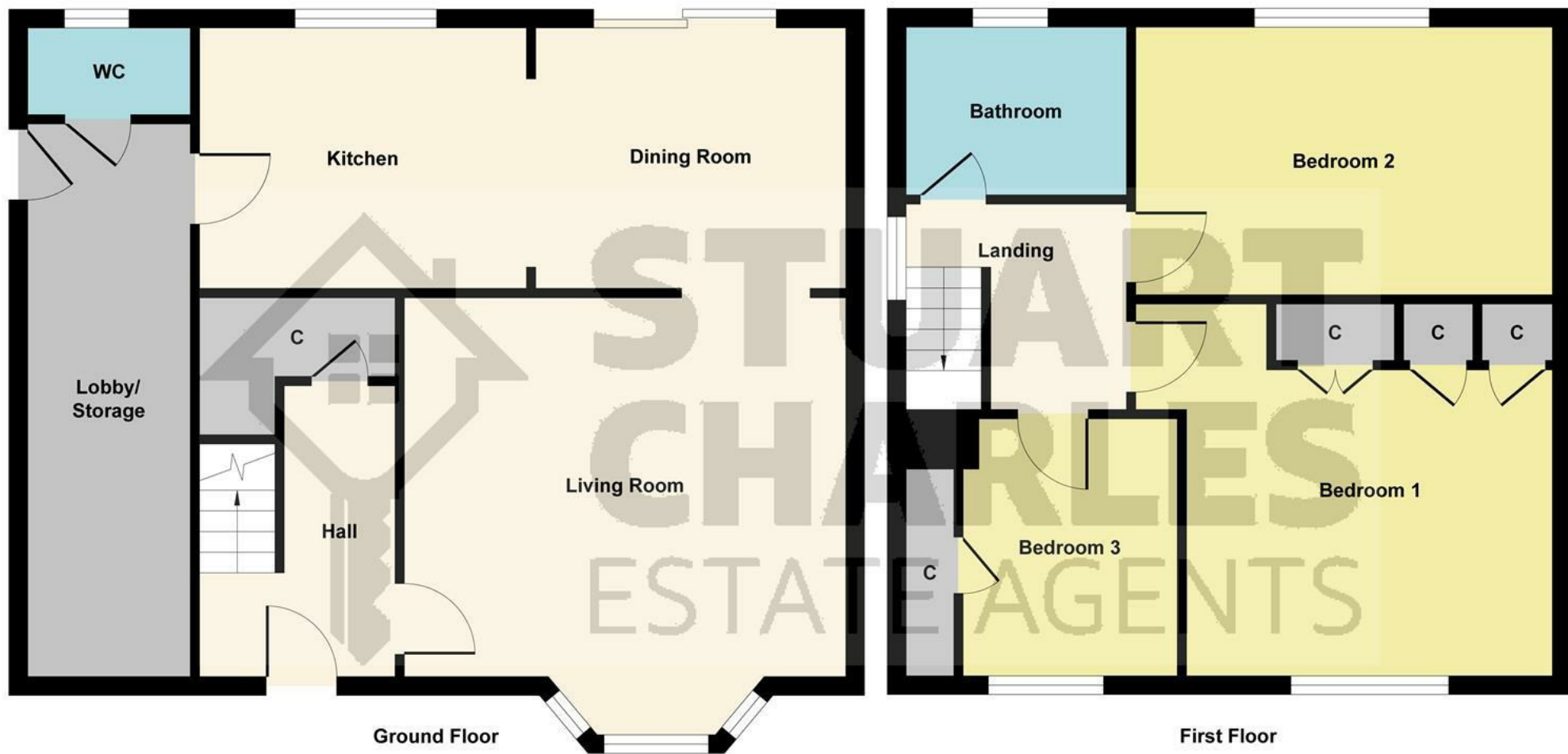


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Garage: With twin opening doors, power connected.

Rear: A low maintenance gravel area leads onto a laid lawn and further raised decking area while being enclosed by timber fencing to all sides.

Energy Efficiency 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		
(1-40) G		
Not energy efficient - higher running costs		
	70	79
England & Wales		
EU Directive 2002/91/EC		