



## 63 Wheatley Avenue, , Corby NN17 1TF

### Offers Over £250,000

Lucas Estate Agents are pleased to be offering this deceptively large 3 bedroom semi-detached property to the market with NO ONWARD CHAIN. Sitting on an extra large corner plot, the property has additional garden space along with a 600 sq ft double garage with electric doors and additional parking in front. The property benefits from modern double glazing and a recently fitted gas boiler. Walking into the front door you find a big reception hallway with downstairs WC to the right and doors leading to all rooms. With the addition of a ground floor extension the kitchen is long with space for all white goods and both base and wall mounted units with side door that gives access to the garden and garage. Similarly the lounge and dining room benefit from the rear extension with large rooms interconnected by a stone archway. There are sliding patio doors to the rear of the lounge which open up the space for indoor/outdoor living. Upstairs there are 3 double bedrooms, bedroom 1+2 have built in wardrobes and storage. The bathroom is a good size, currently with a corner bath and shower over, sink and toilet. The property is situated within a short walk to the town centre and a 12 minute walk to Corby train station with trains into London in under an hour. This property is ripe for development in terms of utilising the garage and garden space or keeping things as they are and adding some modern touches.

**Tenure: Freehold**  
**Energy Rating: C**  
**Council Tax Band: B**

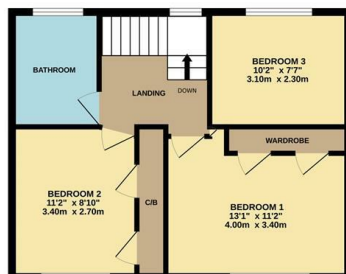
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GROUND FLOOR  
589 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



2ND FLOOR  
604 sq.ft. (56.1 sq.m.) approx.

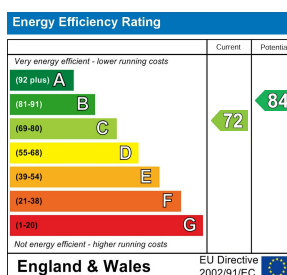


TOTAL SQ FT INCLUDES GARAGES

TOTAL FLOOR AREA : 1699 sq.ft. (157.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- No Onward Chain
- Large Double Garage
- Corner Plot With Additional Garden
- Recently Fitted Boiler
- Modern Double Glazing
- 3 Double Bedrooms
- Close to Town Centre and Train Station



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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