



James Watt Avenue, Corby

**STUART
CHARLES**
ESTATE AGENTS

£225,000

Stuart Charles are delighted to offer for sale this beautifully presented three-bedroom family home, ideally situated within the ever-popular Lloyds area of Corby. Occupying a peaceful, tree-lined street and conveniently positioned within easy reach of a wide range of local amenities, well-regarded schools, parks, and excellent transport links, this property offers an ideal setting for modern family living.

The well-proportioned accommodation is thoughtfully arranged and comprises a welcoming entrance hall, a convenient ground floor cloakroom/WC, a spacious living room filled with natural light, and a separate dining room, creating a versatile space that is perfect for both everyday living and entertaining.

To the first floor, the property offers three generously sized bedrooms, each providing comfortable and practical accommodation, together with a well-appointed three-piece family bathroom.

Outside, the home continues to impress with an attractive lawned front garden, while the enclosed rear garden enjoys a generous patio area that seamlessly leads onto a well-maintained lawn, creating an ideal space for outdoor dining, relaxing, or family enjoyment. To the rear, the property also benefits from the added convenience of off-road parking.

Combining generous living space, a desirable location, and excellent outdoor areas, this wonderful home presents an outstanding opportunity for a variety of purchasers. Early viewing is highly recommended to fully appreciate everything this property has to offer

- LLOYDS AREA
- RECENTLY MODERNISED
- WALKING DISTANCE TO SHOPS
- CLOSE TO WEST GLEBE PARK
- WALKING DISTANCE TOWN CENTRE
- OFF ROAD PARKING TO THE REAR
- CLOSE TO LOCAL PRIMARY SCHOOLS
- CLOSE TO MAIN BUS ROUTE
- WALKING DISTANCE TO TRAIN STATION

Entrance Hall

Entered via a double glazed door, storage heater, door to:

W.C

Featuring a two piece suite with a low level pedestal, low level wash hand basin.

Lounge

12'6 x 15'7 (3.81m x 4.75m)
Double glazed window to front

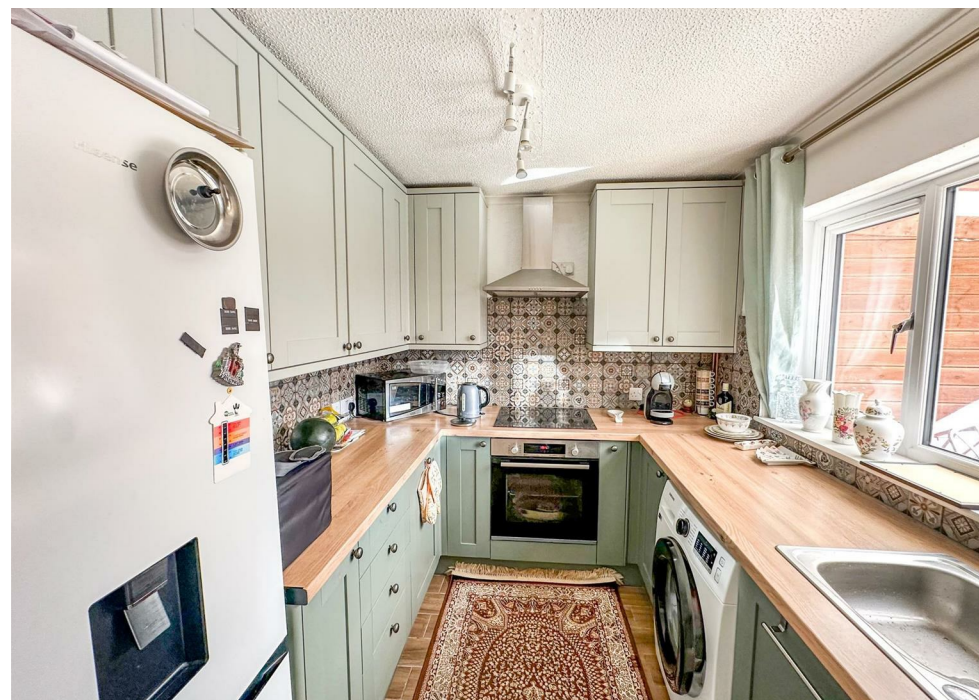
elevation, under stairs storage, archway to:

Dining Room

7'6 x 7'6 (2.29m x 2.29m)
Double glazed French doors to rear, storage heater, archway to:

Kitchen

7'6 x 8'5 (2.29m x 2.57m)
Fitted to comprise a range of base and eye level units with a single steel sink







and drainer, electric hob, electric oven, space for automatic washing machine, space for free standing fridge/freezer, double glazed window to rear, double glazed door to rear.

First Floor Landing

Loft access, doors to:

Bedroom One

10'4 x 9'3 (3.15m x 2.82m)

Double glazed window to front elevation, storage heaters, built in wardrobe.





Bedroom Two

11'4 x 8'9 (3.45m x 2.67m)

Double glazed window to rear elevation, storage heaters, built in wardrobe.

Bedroom Three

7'6 x 7'5 (2.29m x 2.26m)

double glazed window to rear elevation, storage heater.

Bathroom

Fitted to comprise a three piece white suite with a panel bath, low level wash hand basin, low level pedestal, double glazed window to front, electric radiator.





Outside

Front: A large open lawn.

Rear: A large patio area leads onto a laid lawn and is enclosed by timber fencing to sides with gated access to the rear parking space.

COUNCIL TAX BAND A



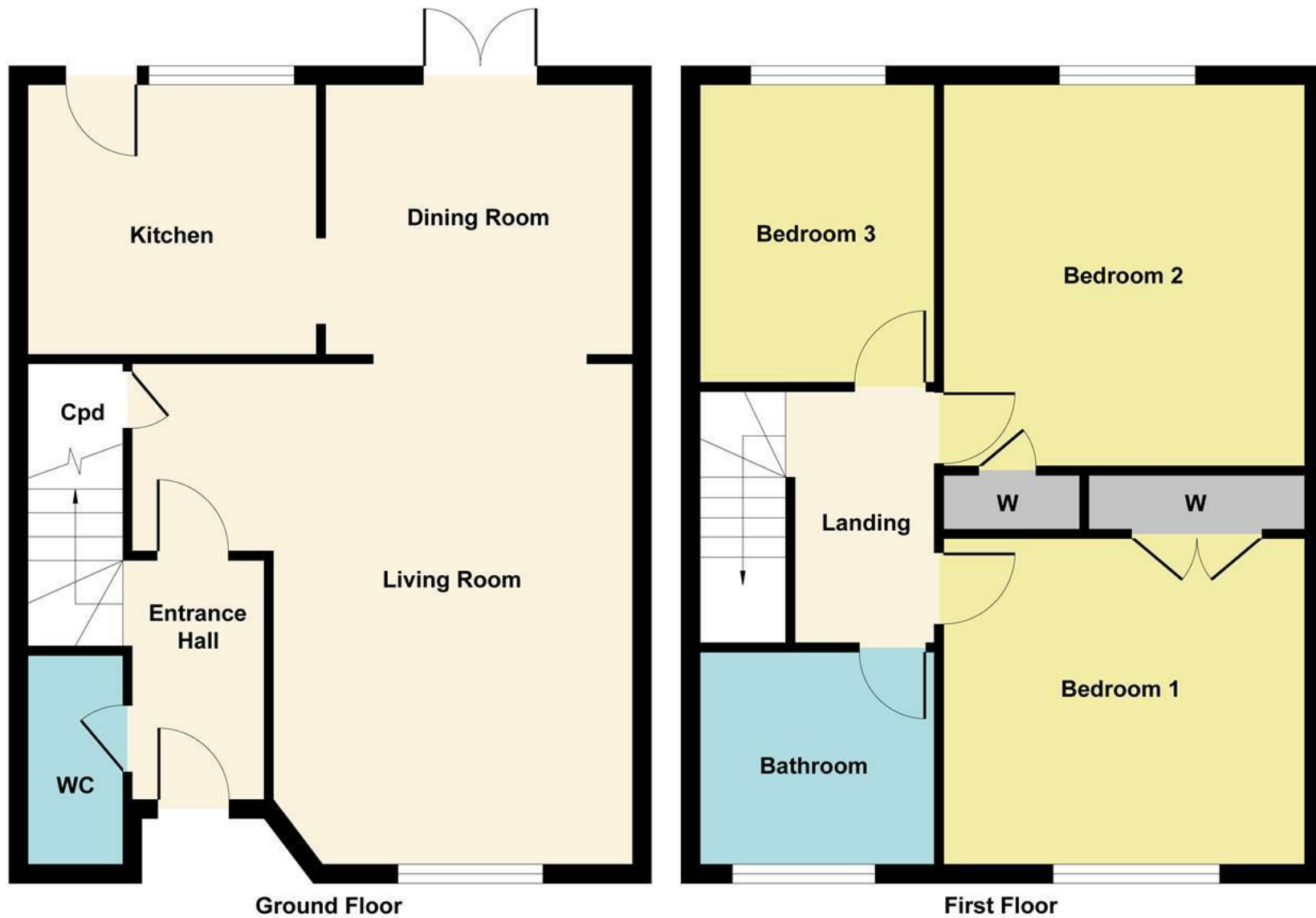


Illustration for identification purposes only, measurements are approximate, not to scale.
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