



22 Willetts Close, Corby, NN17 1HU

**£234,995**

Stuart Charles are delighted to offer FOR SALE this three bedroom end terrace family home located on a larger than average plot on the Lloyds area of Corby. Situated a short walk to a range of primary and secondary schools, several shopping parades and only a short walk to the town centre and train station an early viewing is recommended to avoid missing out on this home. The accomadation comprises to the ground floor of an entrance hall, lounge/diner, kitchen and a three piece family bathroom. To the first floor are three good sized bedrooms. Outside to the front is a laid lawn that leads onto a large driveway that provides off road parking for multiple vehicles and this leads to the detached DOUBLE GARAGE via twin opening gates. To the rear a patio area leads onto a laid lawn and gives access to the garage while being enclosed by timber fencing to all sides. Call now to view!!.

- LARGER THAN AVERAGE PLOT
- MODERN KITCHEN
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOLS
- WALKING DISTANCE TO TOWN CENTRE

- LOUNGE/DINER
- THREE PIECE GROUND FLOOR BATHROOM
- DOUBLE GARAGE WHICH IS IDEAL FOR A WORKSHOP
- CLOSE TO SHOPS
- WEST FACING GARDEN

## Entrance Hall

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

## Bathroom

Fitted to comprise a range of base and eye level units consisting of a panel bath with shower over, low level wash hand basin, low level pedestal, radiator, double glazed window to side elevation.

## Lounge/Diner

13'8 x 10'7 (4.17m x 3.23m)  
Double glazed window to front elevation, radiator, tv point, telephone point.

## Kitchen

9'5 x 8'9 (2.87m x 2.67m)  
Fitted to comprise a range of base and eye level units with a single sink and drainer, gas hob with extractor, electric oven, space for free standing







fridge/freezer, space for automatic washing machine, space for dishwasher, double glazed window and door to rear elevation, under stairs storage.

### First Floor Landing

Stairs rising from ground floor, loft access, doors to:

### Bedroom One

14'11 x 8'10 (4.55m x 2.69m)

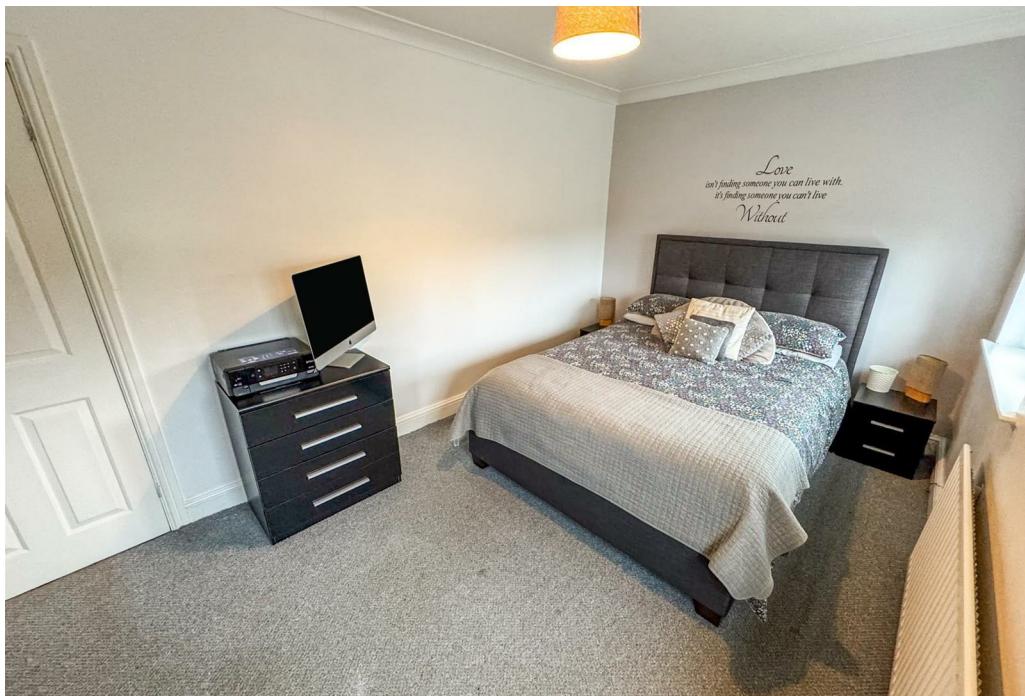
Two double glazed windows to rear elevation, radiator.

### Bedroom Two

10'9 x 7'4 (3.28m x 2.24m)

Two double glazed windows to front and side elevation, radiator.





### Bedroom Three

7'11 x 7'4 (2.41m x 2.24m)

Double glazed window to front elevation, radiator, airing cupboard with combi boiler.

### Outside

Front: A laid lawn leads onto a large driveway which provides off road parking for multiple vehicles and leads to twin gates to the rear.

Rear: A patio area leads onto low maintenance laid lawn and to a continuation of the driveway which gives access to the double garage.

Garage: 19'4 x 17'11 : With two up and over doors,



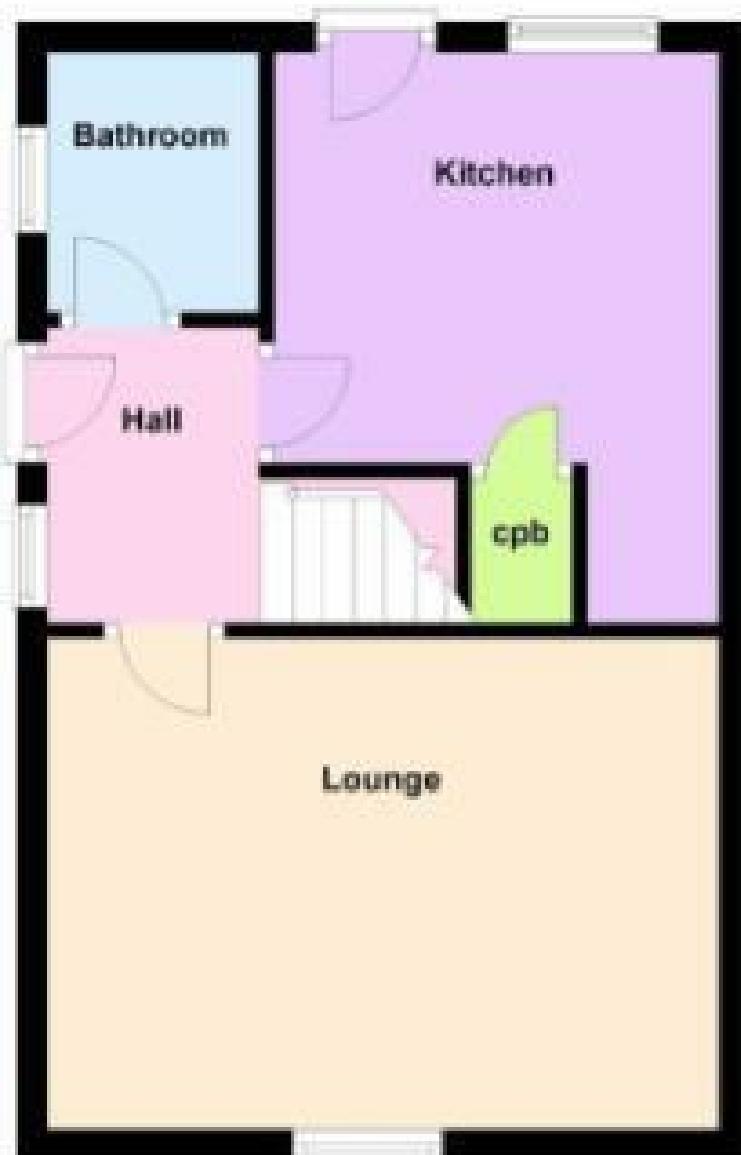


power and lighting connected, pedestrian door to side and rear, loft storage area.





## Ground Floor



## First Floor



Floor plan not to scale - for guidance purposes only.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)	<b>B</b>	82
(69-80)	<b>C</b>	70
(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		
England & Wales		
EU Directive 2002/91/EC		