



80 Welland Vale Road, Corby, NN17 2AN

**£175,000**

Stuart Charles are delighted to offer FOR SALE with NO CHAIN this three bedroom semi detached family home located in the Lodge park area of Corby. Situated a short walk from multiple primary and secondary schools as well as several shopping areas and open park space an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, lounge, dining room, kitchen and guest W.C. To the first floor are three good sized bedrooms a three piece family bathroom. Outside to the front a large driveway provides off road parking for multiple vehicles and leads to a low maintenance lawn and gated side access. To the rear a patio area leads up onto a large laid lawn and further patio area and low maintenance gravel area. Call now to view!!.

- NO CHAIN
- KITCHEN WITH SEPERATE DINING ROOM
- MODERN BATHROOM
- LARGE REAR GARDEN
- WALKING DISTANCE TO SHOPS
- GOOD SIZED LOUNGE
- THREE GOOD SIZED BEDROOMS
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- WALKING DISTANCE TO MULTIPLE PRIMARY SCHOOLS AND SECONDARY SCHOOLS
- CLOSE TO OPEN PARKS

### **Entrance Hall**

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

### **Lounge**

13'10 x 12'0 (4.22m x 3.66m)  
Double glazed window to front elevation, radiator, gas fire, tv point, telephone point, archway to:

### **Dining Room**

10'3 x 8'4 (3.12m x 2.54m)  
Double glazed window to rear elevation, radiator, door to:

### **Kitchen**

10'2 x 8'5 (3.10m x 2.57m)  
Fitted to comprise a range of base and eye level units with single steel sink and drainer, space for free standing cooker, space for automatic washing machine, double glazed window to rear elevation, door to:







## Rear Porch

Opening to garden, door to:

## Guest W.c

Fitted to comprise a low level pedestal.

## First Floor Landing

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

## Bedroom One

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

Double glazed window to front elevation, radiator, airing cupboard with boiler, built in wardrobe.





## 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.

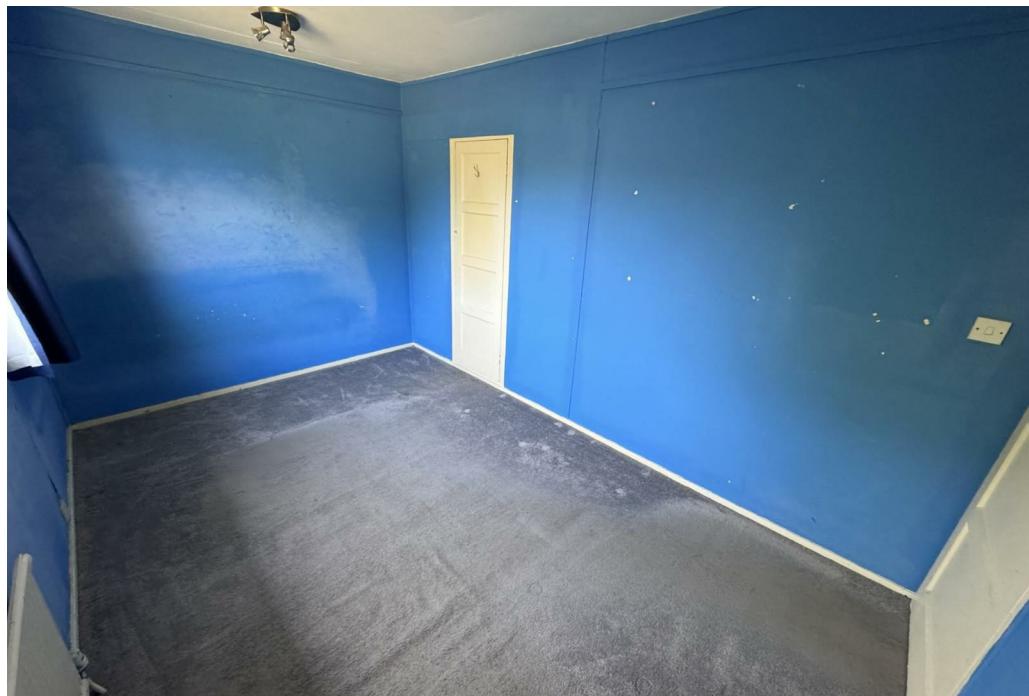
## Bathroom

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

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

## Outside





Front: A large gravel driveway provides off road parking for multiple vehicles and leads to a low maintenance laid lawn and gated access to the rear.

Rear: A patio area leads onto a large laid lawn and to a further patio area and low maintenance gravel area, the garden is enclosed by timber fencing and privet hedges to sides.



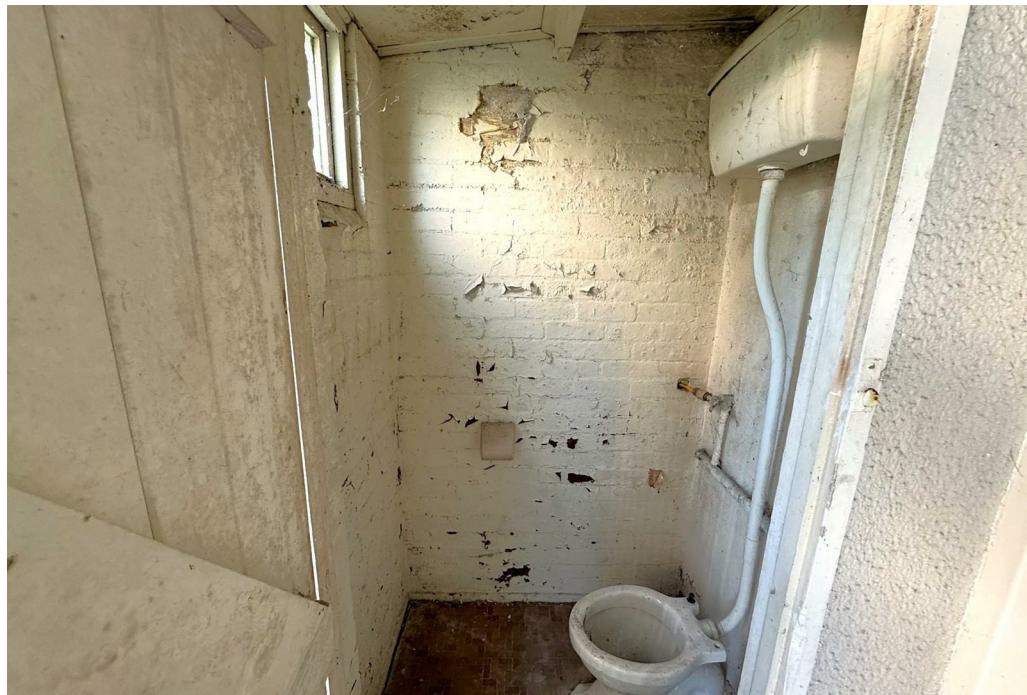




Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-10)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC