



25 Rowlett Road, Corby, NN17 2BW

£290,000

Stuart Charles are delighted to offer for sale with NO CHAIN this three bedroom extended home located in the ever popular Lloyds area of Corby. Situated a short walk away from a host of amenities to include several shopping area's and multiple schools. The accommodation comprises to the ground floor of an entrance hall, lounge leading to conservatory, extended kitchen and a utility room. To first floor are two double bedrooms as well as a Modern three piece bathroom suite. Outside to the front is a driveway that provides off road parking and is enclosed by low level walls. To the rear an artificial lawn and is enclosed by timber fencing to all sides. Call now to view!!.

Entrance Hall

Entered via a double glazed door; radiator to side elevation, window to side elevation, stairs to first floor landing.

Lounge

23'11" x 11'0" (7.31m x 3.36m)
uPVC double glazed bow window to front elevation, dual radiators to side elevation, fireplace, TV point, opening to conservatory

Conservatory

9'0" x 8'7" (2.75m x 2.62m)
uPVC windows to side and rear elevation, double glazed doors to garden

Kitchen

18'0" x 16'2" (5.50m x 4.93m)
A range of base and wall mounted units and drawers with marble-effect worktops, tiling to walls, integrated oven with hob over, inset stainless







steel sink with integrated drainer and mixer tap,

Dining Room

9'0" x 6'2" (2.76m x 1.88m)

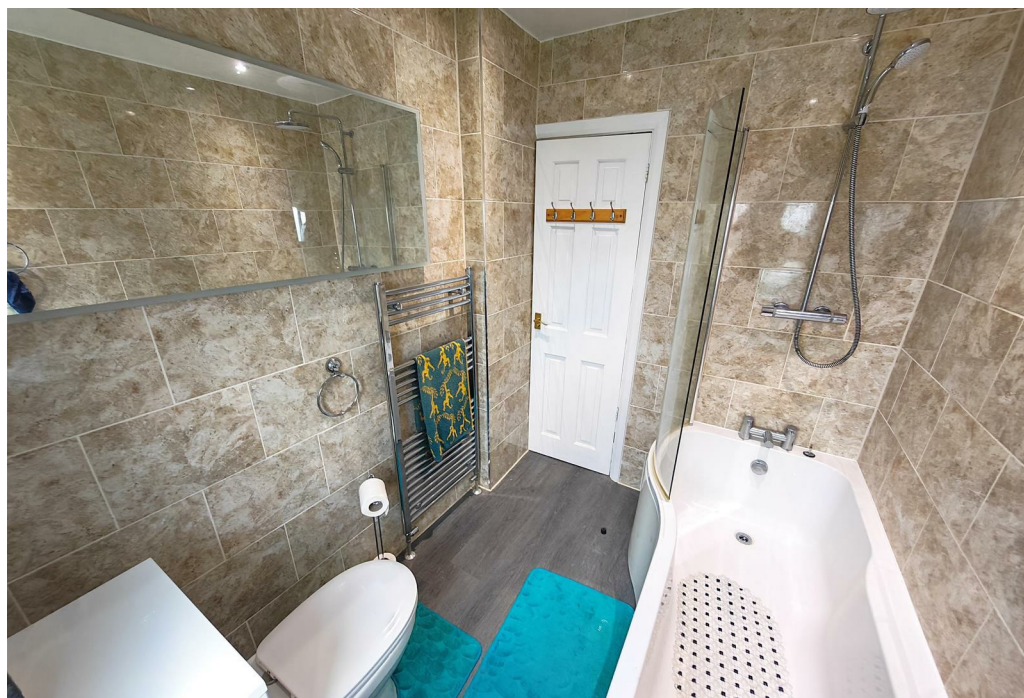
Storage cupboard under stairs, door to garden, access to utility room.

Utility

Tiling to walls, window to rear elevation.

Landing

doors to all rooms;





Bathroom

7'8" x 6'2" (2.34 x 1.88m)

Panelled bath with shower over, tiling to walls, heated towel rail to side elevation, vanity wash hand basin with mixer tap and storage cupboard underneath, back to wall toilet with a concealed cistern and dual flush.

Bedroom one

18'0" x 10'5" (5.49m x 3.19m)

uPVC double glazed window to front and rear elevation, radiator to front elevation, built in wardrobes to side.





Bedroom two

12'7" x 11'0" (3.86m x 3.36m)

uPVC double glazed window to front elevation,
radiator to rear, TV point.

Bedroom three

11'3" x 11'0" (3.45m x 3.36m)

uPVC double glazed window to rear elevation,
radiator to rear elevation

GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.

1ST FLOOR
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 1345 sq.ft. (125.0 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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