



66 Ashley Avenue, Corby, NN17 2ST



**STUART
CHARLES**
ESTATE AGENTS

£215,000

Located in the ever popular Lodge park area of Corby and situated a short walk away from a range of schools, shops and green space is this THREE bedroom semi detached family home. Having been updated by the current owners and positioned in an enviable position an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, lounge and modern kitchen/diner. To the first floor are three good bedrooms and a three piece family bathroom. Outside to the front is a low maintenance gravel fronted which can provide off road parking subject to a drop kerb. To the rear a patio area leads onto a larger than average laid lawn while the garden is enclosed by timber fencing to all sides. Call now to view!!.

- OPEN PLAN MODERN KITCHEN/DINER
- THREE BEDROOMS
- POTENTIAL TO CREATE OFF ROAD PARKING
- CLOSE TO SHOPS
- CLOSE TO MAINS BUS LINK

- GOOD SIZED LOUNGE
- MODERN BATHROOM
- LARGE REAR GARDEN
- CLOSE PRIMARY AND SECONDARY SCHOOLS
- WALKING DISTANCE TO TOWN CENTRE AND OPEN GREEN SPACES

Entrance Hall

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

Lounge

13'10 x 10'7 (4.22m x 3.23m)

Double glazed window to front elevation, radiator, Tv point, telephone point.

Kitchen/Diner

21'0 x 10'2 (6.40m x 3.10m)

Fitted to comprise a range of base and eye level units with a one and half bowl steel sink and drainer, gas hob with extractor, electric oven, plumbing for automatic washing machine, space for free standing fridge/freezer, space for dishwasher, wall mounted boiler, two double windows to rear elevation, radiator, pantry cupboard, double glazed door to side elevation.







First Floor Landing

Loft access, storage cupboard, stairs rising from ground floor, double glazed window to side elevation.

Bedroom One

11'2 x 10'3 (3.40m x 3.12m)

Double glazed window to rear elevation, radiator, built in wardrobe.

Bedroom Two

14'1 x 8'0 (4.29m x 2.44m)

Double glazed window to front elevation, radiator, built in wardrobe.





Bedroom Three

9'7 x 7'1 (2.92m x 2.16m)

Double glazed window to front elevation, radiator, built in wardrobe.

Bathroom

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

Outside

Front: A low maintenance gravel frontage is enclosed by privet hedge and timber fencing. Off road parking can be created subject to permission.



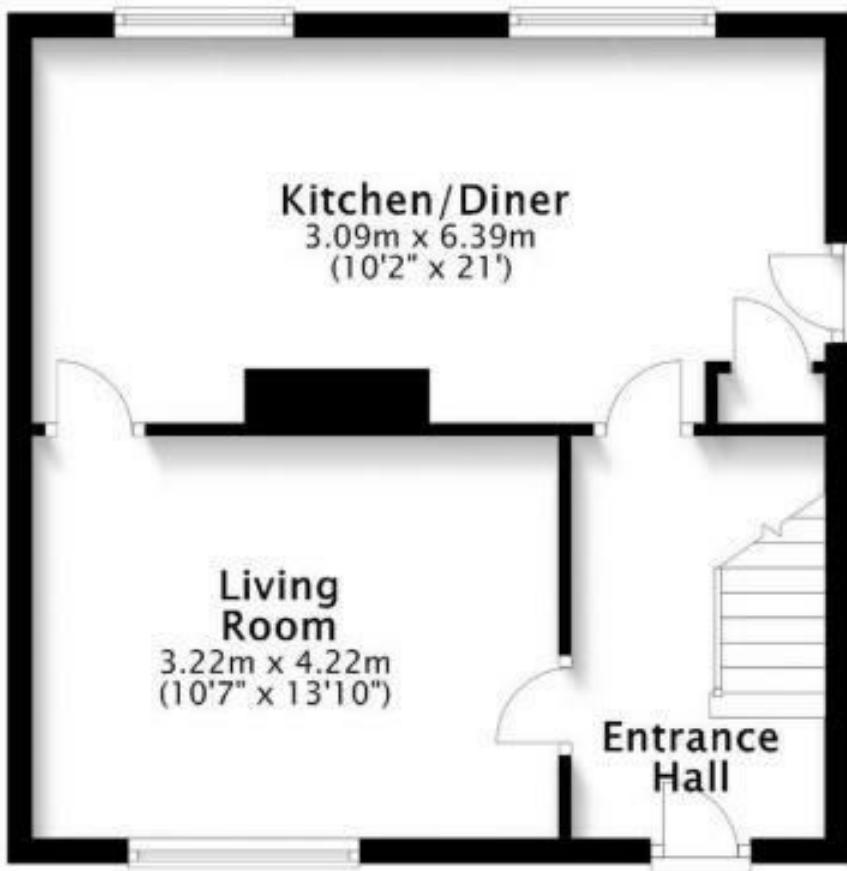


Rear: A patio area leads onto a laid lawn and is enclosed by timber fencing to sides.



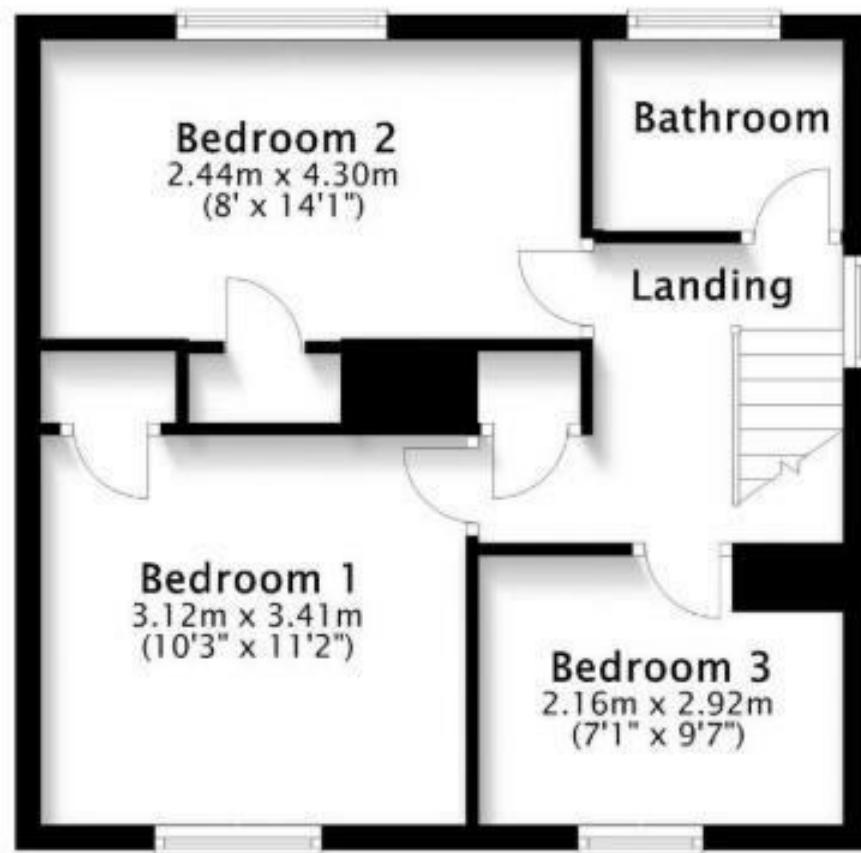
Ground Floor

Approx. 40.9 sq. metres (439.8 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.0 sq. feet)



Total area: approx. 80.6 sq. metres (867.8 sq. feet)



| 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 | | |