



Welland Vale Road, Corby

**STUART
CHARLES**
ESTATE AGENTS

£260,000

*** SOLD IN LESS THAN 24 HOURS *** Offered FOR SALE on the popular Lloyds area of Corby is this three bedroom semi detached family home. Situated a short walk from multiple primary and secondary schools and several shopping area's an early viewing is recommended to avoid missing out on this home. The accomadation comprises to the ground floor of an entrance hall, lounge, modern kitchen, utility room, W.C, snug/study, dining room and conservatory offer very flexible accomadation for all. To the first floor are three bedrooms and a three piece family bathroom, all bedrooms also feature built in storage. Outside to the front off road parking is located for multiple vehicles while to the rear a large patio area leads onto a laid lawn and to a further patio and raised decking area. Call now to view!!.

- GOOD SIZED LOUNGE
- DINING ROOM AND CONSERVATORY
- THREE BEDROOMS
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOLS
- MODERN KITCHEN WITH UTILITY ROOM
- W.C AND OFFICE/SNUG ROOM
- THREE PIECE FAMILY BATHROOM
- LARGE SOUTH FACING REAR GARDEN WITH TWO PATIO AREA'S AND RAISED DECKING AREA
- CLOSE TO SHOPS, MAIN BUS LINKS AND GREEN SPACES

Entrance Hall

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

Lounge

12'9 x 12'8 (3.89m x 3.86m)

Double glazed window to rear elevation, radiator, Tv point, feature fireplace.

Kitchen

10'2 x 9'9 (3.10m x 2.97m)

Fitted to comprise a range of base and eye level units with a one and a half bowl sink and drainer, gas hob with extractor, electric oven, space for automatic dishwasher, space for American fridge/freezer, double glazed window to front elevation, radiator, door to dining room and door to:







Utility Room

8'6 x 7'7 (2.59m x 2.31m)

With eye level units, space for automatic washing machine, space for tumble dryer, radiator, double glazed window and door to front elevation, doors to:

W.C

Fitted to comprise a two piece suite consisting of a low level pedestal and wash hand basin.

Study/Snug

8'0 x 6'8 (2.44m x 2.03m)

Radiator, double glazed French doors to rear elevation.





Dining Room

10'2 x 9'5 (3.10m x 2.87m)

Radiator, double glazed French doors to:

Conservatory

21'5 x 10'7 (6.53m x 3.23m)

Brick built base, French doors to garden, radiator.

First Floor Landing

Loft access, stairs rising from ground floor, double glazed window to front elevation, storage cupboard, doors to:





Bedroom One

11'6 x 11'3 (3.51m x 3.43m)

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

Bedroom Two

10'5 x 10'2 (3.18m x 3.10m)

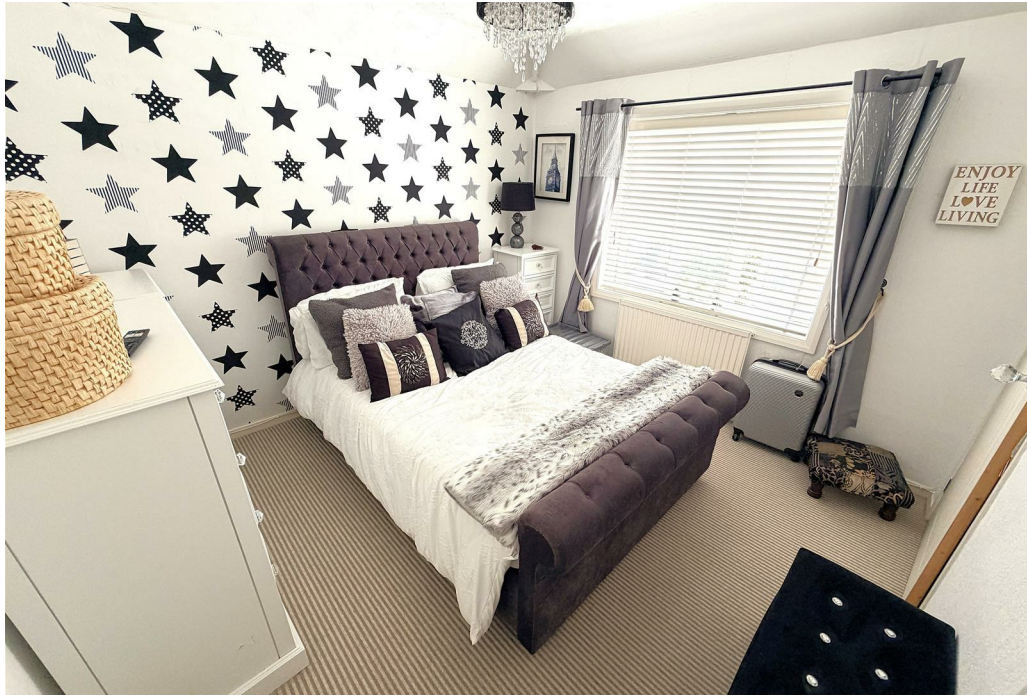
Double glazed window to rear elevation, radiator, built in wardrobe.

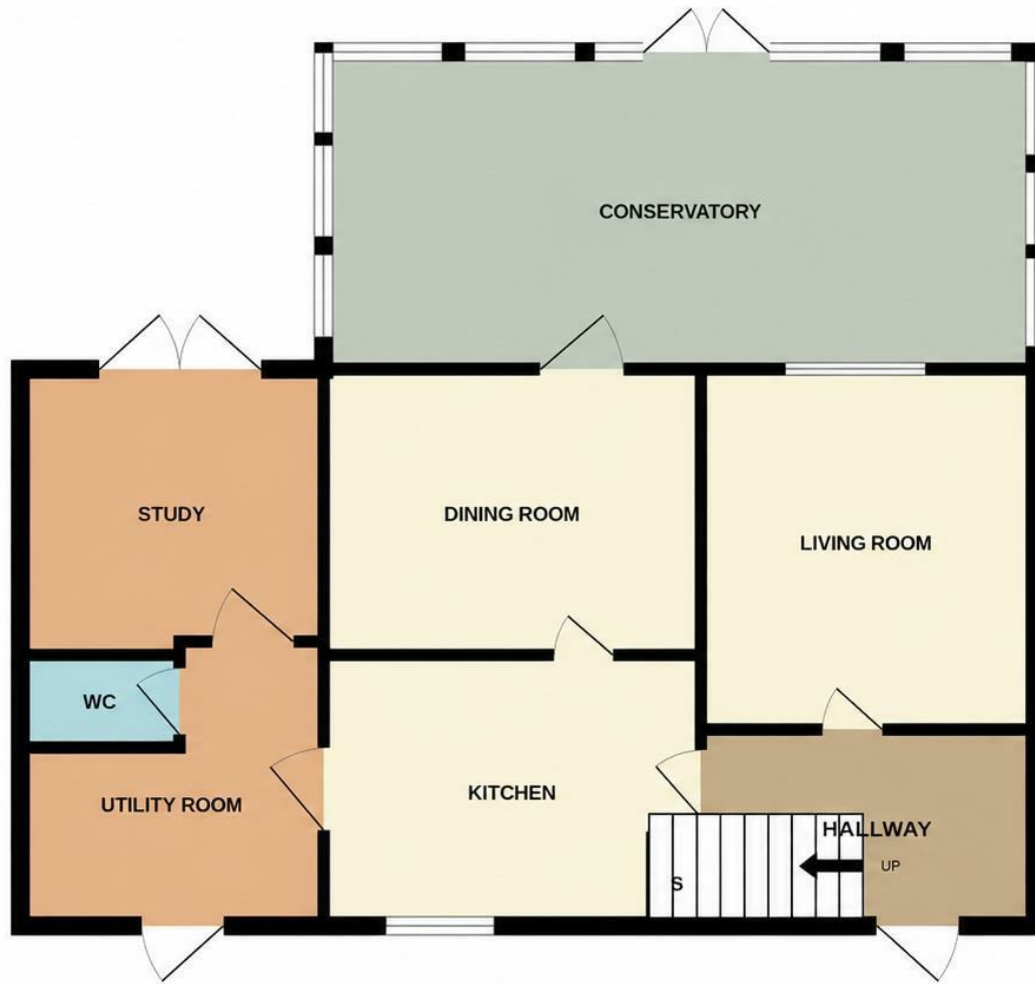
Bedroom Three

8'4 x 8'2 (2.54m x 2.49m)

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









Bathroom

8'3 x 6'0 (2.51m x 1.83m)

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

Outside

Front: A large printed driveway provides off road parking for multiple vehicles and is enclosed by low level walls to all sides.

Rear: A large printed patio area leads onto a laid lawn and to a further seating area and raised decking area.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	62	7
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		