



Franklin Fields, Corby

**STUART  
CHARLES**  
ESTATE AGENTS

**£225,000**

\*\*\* FULLY REFURBISHED\*\*\* Situated in a quiet in demand cul de sac is this THREE BEDROOM fully refurbished family home offered with NO CHAIN. Located a short walk away from several schools to include Pen green, Our ladys and Rockingham Primary as well as Corby Technical School and multiple shopping areas and Corby Train station an early viewing is recommended to avoid missing out this home. The accomodation comprises to the ground floor of an entrance hall, guest W.C, modern kitchen/diner and a lounge area. To the first floor are three good sized bedrooms and a modern three piece family bathroom. Outside to the front a large gravel driveway provides off road parking for multiple vehicles and this leads to gated side access. To the rear a patio area leads onto a large plot and is enclosed by timber fencing to all sides. Call now to view!!.

- NEW KITCHEN
- NEW CARPETS
- OPEN PLAN LOUNGE/KITCHEN/DINER
- LARGE REAR GARDEN
- CLOSE TO MULTIPLE SCHOOLS AND SHOPS
- NEW BATHROOM
- NEW HEATING SYSTEM
- MODERN THREE PIECE FAMILY BATHROOM AND GUEST W.C
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- FULLY REFURBISHED

### Entrance Hall

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

### W.C

5'2 x 4'5 (1.57m x 1.35m)

Comprising a two piece suite consisting of a low level pedestal, low level wash hand basin, radiator, double glazed window to side elevation.

### Kitchen/Diner

11'9 x 10'3 (3.58m x 3.12m)

Refitted to comprise a range of base and eye level units with a one and a half bowl steel sink and drainer, electric hob with extractor, electric oven, radiator, double glazed window and door to rear elevation, space for automatic washing machine, space for free standing fridge/freezer, breakfast bar, opening to:







## Lounge

18'00 ( max) x 11'11 ( 5.49m ( max) x 3.63m)

Double glazed window to front, radiator, double glazed French doors to rear elevation.

## First Floor Landing

Loft access, double glazed window to side elevation, stairs rising from ground floor, doors to:

### Bedroom One

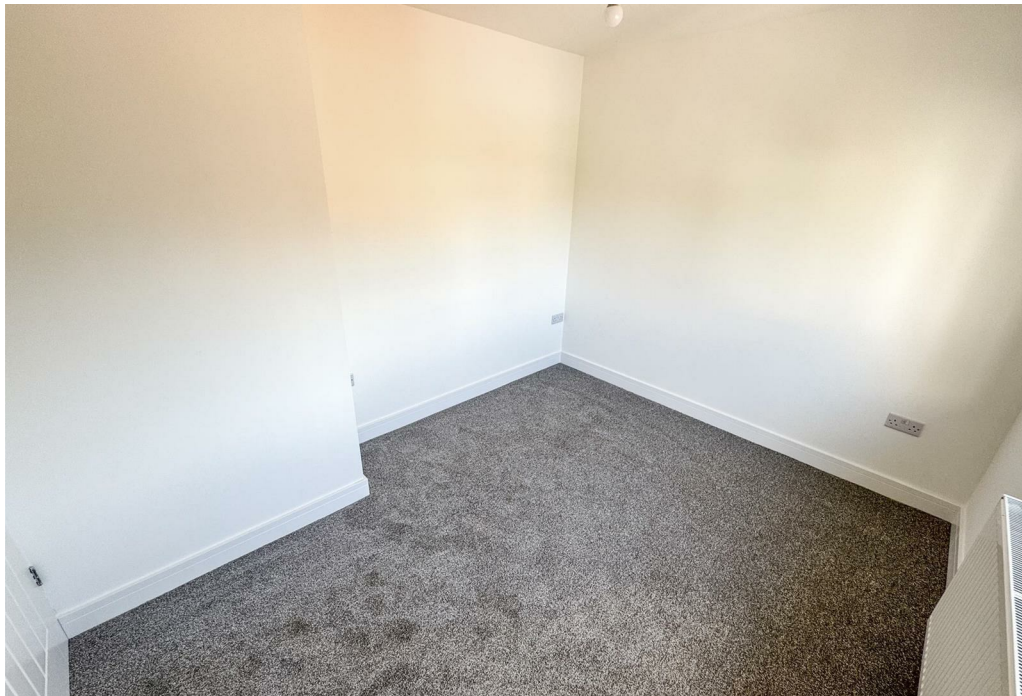
11'8 x 8'9 (3.56m x 2.67m)

Double glazed window to rear elevation, radiator.

### Bedroom Two

11'8 x 8'0 (3.56m x 2.44m)

Double glazed window to front elevation, radiator.





### **Bedroom Three**

9'9 x 7'6 (2.97m x 2.29m)

Double glazed window to rear elevation, radiator.

### **Bathroom**

8'7 x 4'5 (2.62m x 1.35m)

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

### **Outside**

Front: A gravel driveway provides off road parking for multiple vehicles and this leads to gated side access.

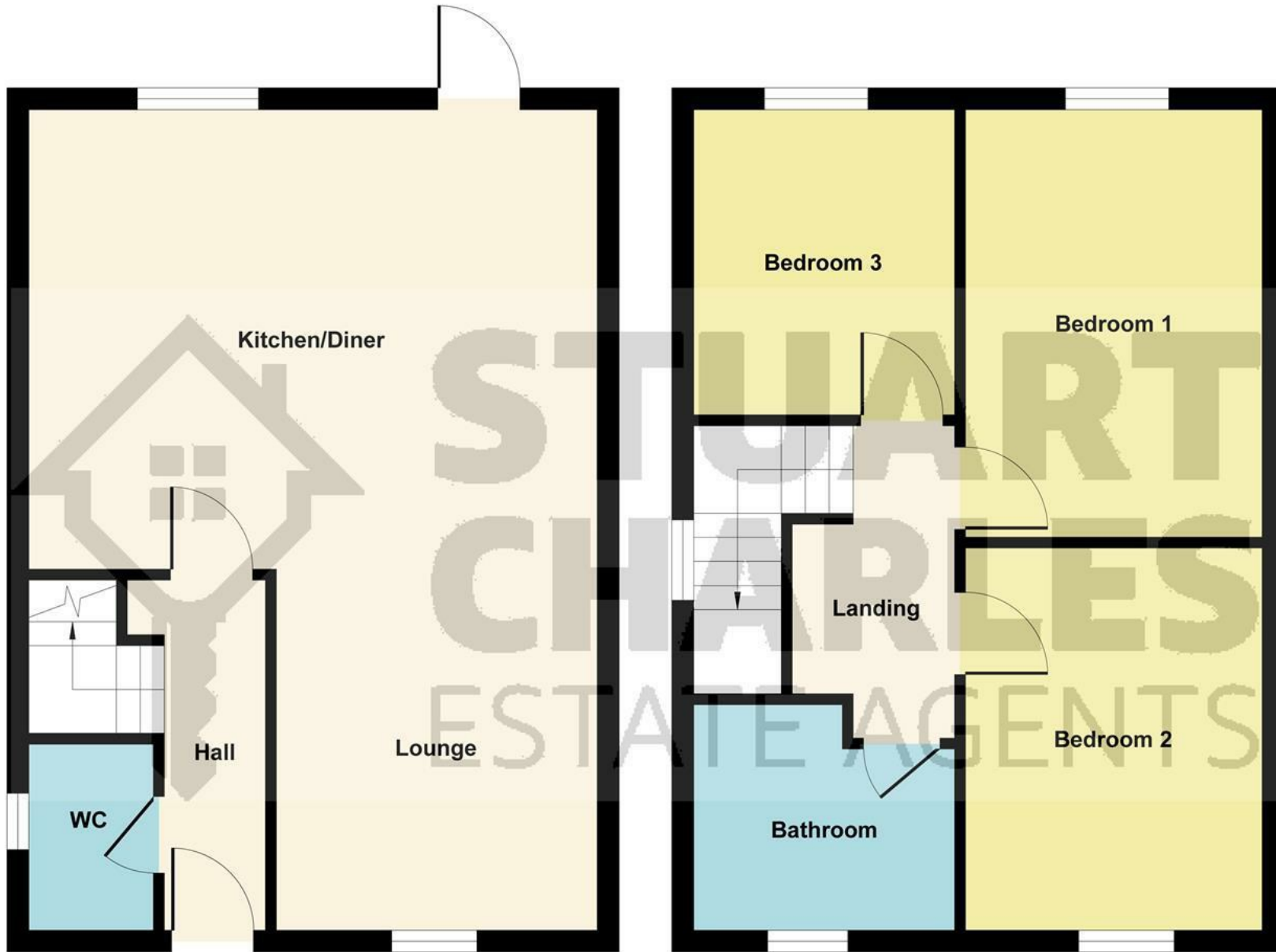
Rear: A patio area leads onto a large garden which is enclosed by timber fencing to all sides.











**Ground Floor**

**First Floor**

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

Produced by Elements Property

