



44 Woodlands Avenue, Corby, NN17 1JH

£269,950

Offered FOR SALE with NO CHAIN is this THREE bedroom extended semi detached family home located in the popular Lloyds area of Corby. Having been extended by the current owners and situated a short walk away from multiple primary and secondary schools as well as several green spaces and multiple shopping area's an early viewing is recommended to avoid missing out on this home. The accomodation comprises to the ground floor of an entrance hall, lounge/diner, guest W.C, open plan kitchen/diner and conservatory. To the first floor are three bedrooms and a three piece shower room. Outside to the front is a large block paved driveway that provides off road parking for multiple vehicles and is enclosed by timber fencing and low level brick walls with gated access to the side. To the rear a large split level patio area leads up onto a low maintenance large laid lawn and this leads to a low maintenance slate area with timber built shed, the entire garden is enclosed by Timber fencing to all sides. Call now to view!!.

- NO CHAIN
- OPEN PLAN KITCHEN/DINER
- CONSERVATORY
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- CLOSE TO MULTIPLE SHOPS, MAIN BUS ROUTE AND GREEN SPACES
- LARGE LOUNGE/DINER
- GUEST W.C
- MODERN THREE PIECE SHOWER ROOM
- PRIVATE LARGE REAR GARDEN
- WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOLS

Entrance Hall

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

Guest W.C

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

Lounge/Diner

26'6 x 11'6 (8.08m x 3.51m)

Double glazed Bow window to front elevation, two radiators, Tv point, telephone point, double doors to:

Kitchen/Diner

17'4 x 15'5 (5.28m x 4.70m)

Fitted to comprise a range of base and eye levels with a one and a half bowl sink and drainer, electric hob with extractor, double electric oven, space







for fridge/freezer, space for automatic washing machine, two radiators, double glazed window to rear elevation, double glazed patio door to:

Conservatory

Radiator, double glazed window and doors to side elevation.

First Floor Landing

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

Bedroom One

13'6 x 11'4 (4.11m x 3.45m)

Double glazed window to front elevation, radiator, built in wardrobes, combi boiler.





Bedroom Two

12'11 x 11'4 (3.94m x 3.45m)

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

Bedroom Three

7'10 x 7'6 (2.39m x 2.29m)

Double glazed window to front elevation, radiator.

Shower Room

6'5 x 5'11 (1.96m x 1.80m)

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

Outside





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

Rear: A split level patio area leads onto a large laid lawn and this in turn leads to several planting area's and a low maintenance slate area to the rear of the garden.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		