



17 Wilby Close, Corby, NN17 2QS



## Offers in excess of £130,000

Stuart Charles are delighted to offer for sale this TWO DOUBLE bedroom home located in the ever popular Lodge Park area of Corby. Although in need of full refurbishment this home offers great value for a first time buyer or investor. This home is situated a short walk away from primary and secondary schools and a short walk to Pytchley court shops an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, lounge, kitchen/diner and a utility room. To the first floor are two double bedrooms and a newly fitted three piece family bathroom. To the front is a laid lawn with brick wall surround, while to the rear a large patio area leads onto a laid lawn and is enclosed by timber fencing and brick wall surround. Call now to view!!.

- POTENTIAL TO ADD VALUE
- UTILITY ROOM
- CLOSE TO LOCAL SHOPS
- IN NEED OF RENOVATION
- TWO DOUBLE BEDROOMS
- COMBI BOILER
- SCHOOLS WITHIN WALKING DISTANCE
- COUNCIL TAX BAND A

### Entrance Hall

Entered via a double glazed door, radiator, understairs storage, doors to:

### Lounge

14'3 x 11'8 (4.34m x 3.56m)

Double glazed window to front elevation, Tv Point, radiator.

### Kitchen/Diner

11'9 x 9 (3.58m x 2.74m)

Fitted to comprise a range of base and

eye level units with a one and a half bowl steel sink and drainer, space for free standing cooker, space for white goods, double glazed window to rear, door to:

### Utility Room

9' x 5'8 (2.74m x 1.73m)

Double glazed door to the rear elevation, wall mounted combi boiler.

### Landing







### **Bedroom One**

14' x 12'1 (4.27m x 3.68m)

Double glazed window to front elevation, radiator.

### **Bedroom Two**

14' x 12'1 (4.27m x 3.68m)

Double glazed window to rear elevation, radiator.

### **Bathroom**

14' x 12'1 (4.27m x 3.68m)

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

### **Outside**





To the front is a laid lawn with brick wall surround.

To the rear a large patio area leads onto a laid lawn and is enclosed by timber fencing and brick wall surround..

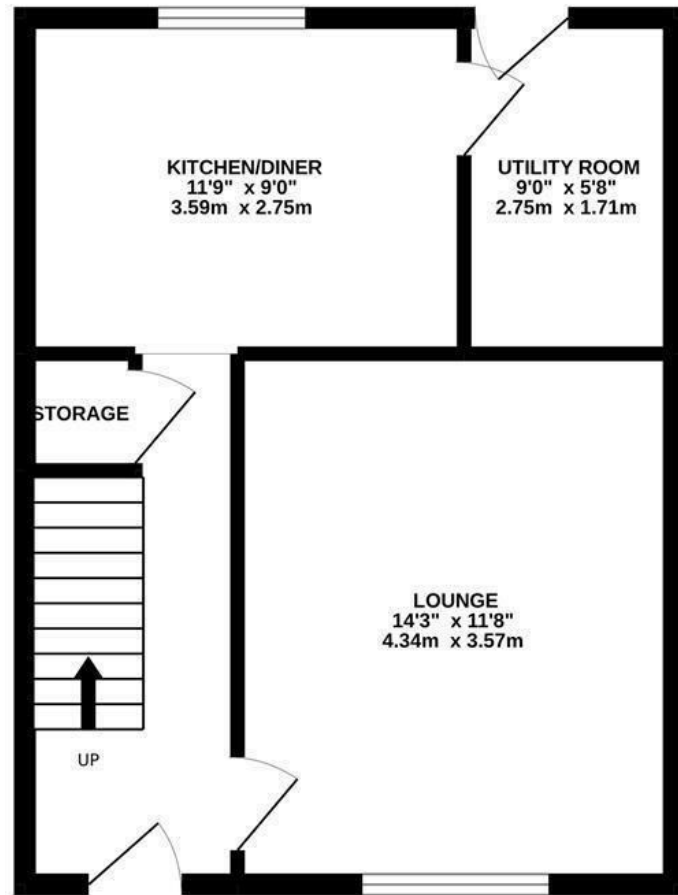




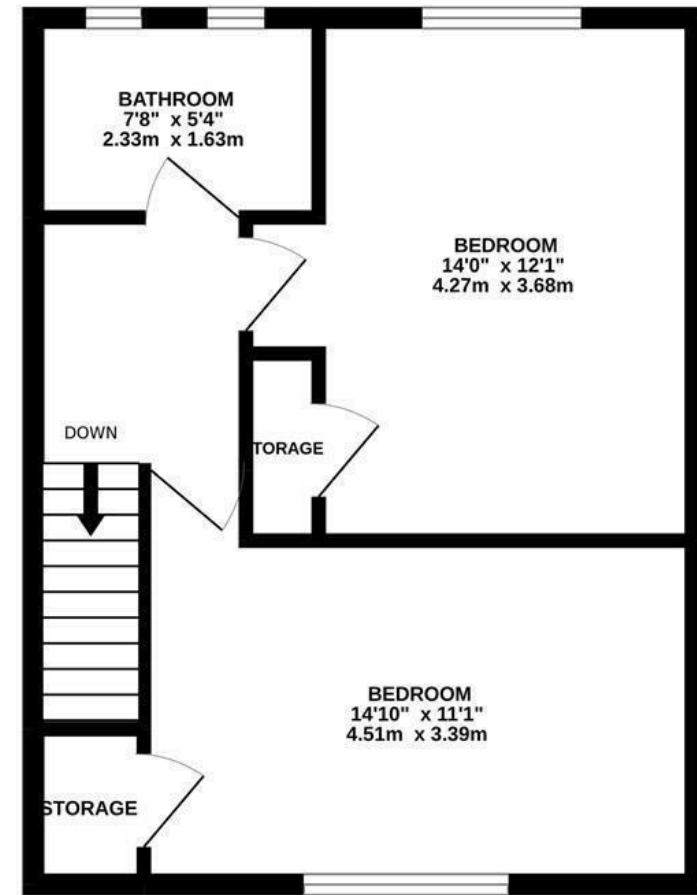




GROUND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92 plus <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-40 <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 