



37 Waltham Close, Corby, NN17 2YG

£177,500

Stuart Charles are delighted to offer FOR SALE with NO CHAIN this TWO bedroom semi detached home located in the Lodge park area of Corby. Situated a short away from several shops and schools 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 kitchen/breakfast room. To the first floor are two bedrooms and a three piece modern shower room. Outside to the front is a low maintenance laid lawn which leads to a larger than average driveway which provides off road parking for multiple vehicles. To the rear this south facing garden features a patio area that leads onto a low maintenance gravel garden and is enclosed by timber fencing to all sides. Call now to view!!

- NO CHAIN
- MODERN KITCHEN
- TWO BEDROOMS
- OFF ROAD PARKING
- WALKING DISTANCE TO SCHOOLS AND SHOPS
- RECENTLY REDECORATED
- BAY FRONTED LOUNGE
- MODERN THREE PIECE SHOWER ROOM
- WEST FACING GARDEN
- WALKING DISTANCE TO MAIN BUS LINKS

Entrance Hall

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

Lounge

13'0 x 9'6 (3.96m x 2.90m)

Double glazed bay window to front elevation, radiator, gas fire, under stairs storage, tv point, telephone point, door to:

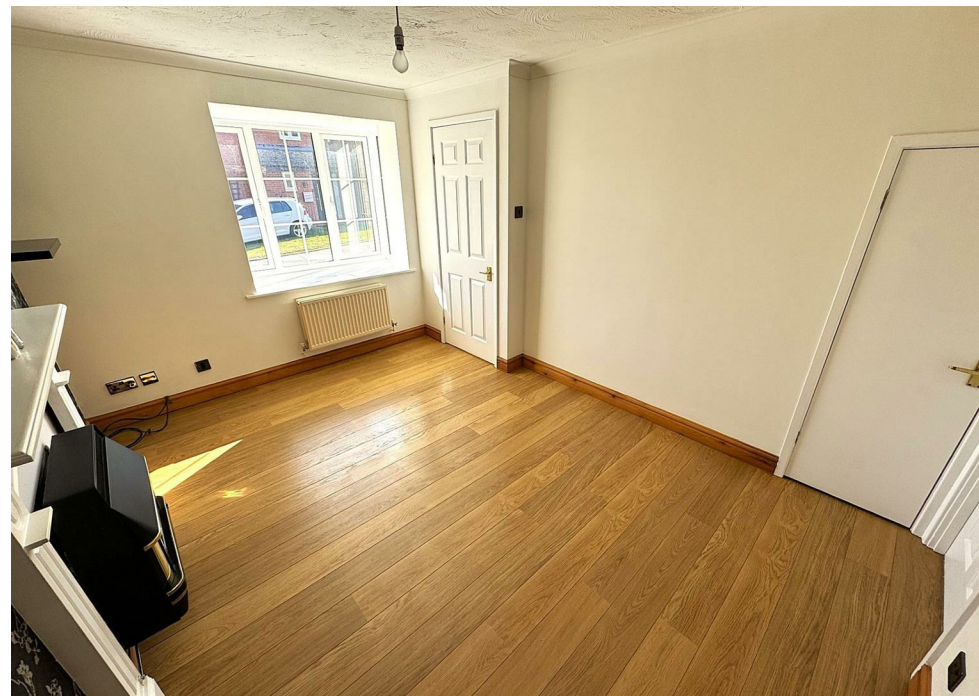
Kitchen/Breakfast Room

13'0 x 8'2 (3.96m x 2.49m)

Fitted to comprise a range of base and eye level units with a single sink and drainer, gas hob with extractor, electric oven, space for fridge/freezer, space for automatic washing machine, radiator, double glazed window and door to rear elevation.

First Floor Landing

Loft access, storage cupboard, double







glazed window to side elevation, door to:

Bedroom One

12'6 x 10'4 (3.81m x 3.15m)

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

Bedroom Two

11'2 x 6'2 (3.40m x 1.88m)

Double glazed window to rear elevation, radiator.





Shower Room

6'2 x 5'6 (1.88m x 1.68m)

Fitted to comprise a three piece site consisting of a mains feed shower cubicle, low level wash hand basin, low level pedestal, radiator, double glazed window to rear elevation.

Outside

Front: A laid lawn leads to a larger than average driveway which provides off road parking for multiple vehicles and has gated access to the garden.

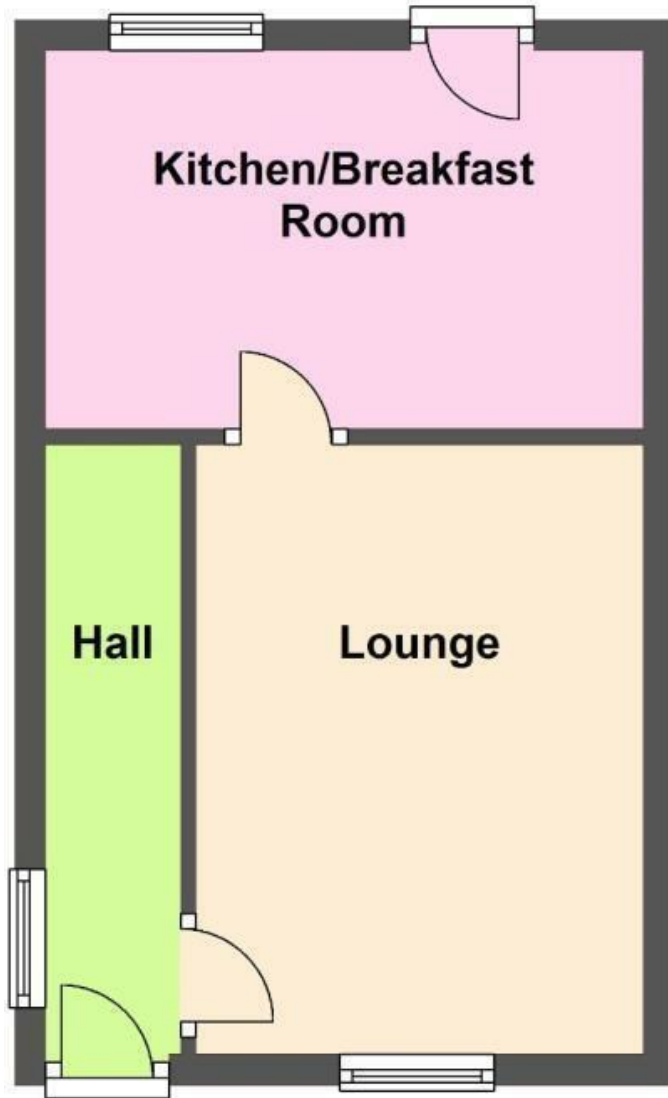
Rear: A patio area leads onto a low maintenance gravel garden which is enclosed by timber fencing to all sides.



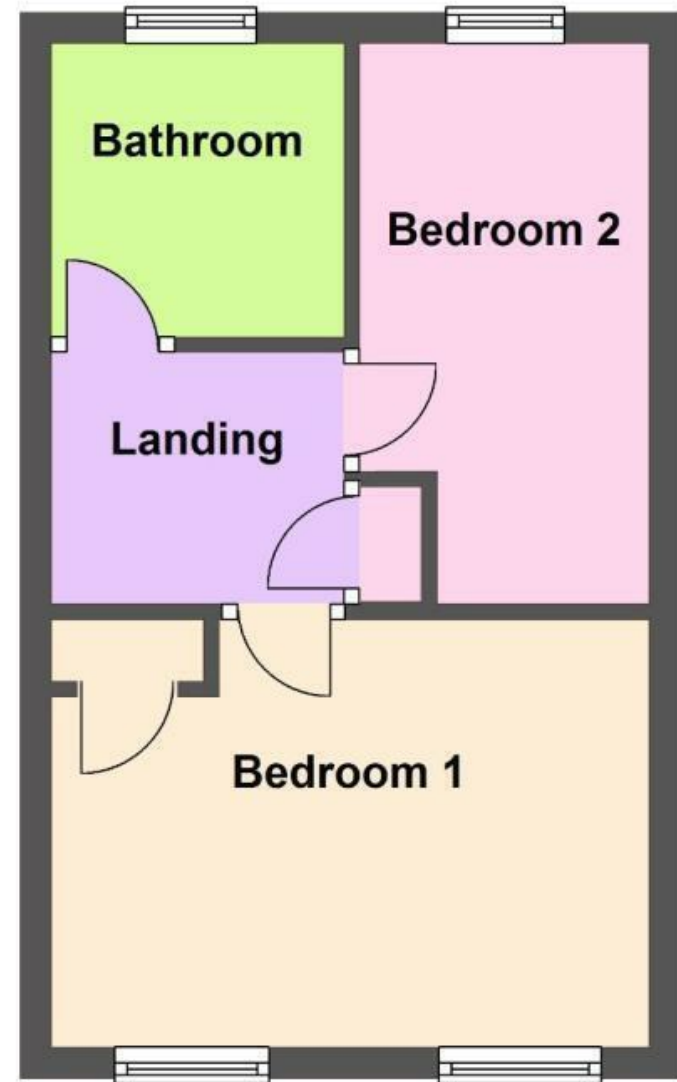




Ground Floor



First Floor



Floor plan not to scale - for guidance purposes only.
Plan produced using PlanUp.

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		
1-10 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 