



16 Southall Road, Corby, NN17 1UQ



# £230,000

Stuart Charles are delighted to offer FOR SALE this THREE bedroom semi detached family home located in the popular Old Village area of Corby. Situated a short walk to a range of amenities to include several schools and shops as well as Corby's train station. The accommodation comprises to the ground floor of an entrance hall, lounge, kitchen/breakfast room and conservatory. To the first floor are three good sized bedrooms and a three piece family bathroom. Outside to the front is a low maintenance laid lawn which is enclosed by timber fencing and privet hedges, to the rear a raised decking area leads onto a large laid lawn and is enclosed by timber fencing and privet hedges to all sides. Call now to view!!

- NO CHAIN
- MODERN KITCHEN/BREAKFAST ROOM
- UTILITY ROOM/LEAN TOO ROOM TO THE SIDE
- MODERN BATHROOM
- CLOSE TO OLD VILLAGE HIGH STREET AND SHOPS
- GOOD SIZED LOUNGE
- LARGE CONSERVATORY
- THREE GOOD SIZED BEDROOMS
- GOOD SIZED GARDENS TO FRONT AND REAR
- CLOSE TO PRIMARY AND SECONDARY SCHOOLS

## Entrance Hall

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

## Lounge

13'10 x 12'1 (4.22m x 3.68m)

Double glazed window to front elevation, radiator, tv point, telephone point, archway to:

## Kitchen/Breakfast Room

20'10 x 8'6 (6.35m x 2.59m)

Fitted to comprise a range of base and eye level units with a single sink and drainer, gas hob with extractor, double electric oven, space for American fridge/freezer, space for dishwasher, double glazed window to rear elevation, door to utility area, archway to:

## Utility Area

With Plumbing for automatic washing













machine, space for tumble dryer, wall mounted boiler, door to garden.

### **Conservatory**

17'4 x 9'9 (5.28m x 2.97m)

Radiator, double glazed door to rear elevation, windows to side and rear.

### **First Floor Landing**

Loft access, double glazed window to side elevation, doors to:

### **Bedroom One**

13'4 x 12'1 (4.06m x 3.68m )

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









## Bedroom Two

13'4 x 8'6 (4.06m x 2.59m)

Double glazed window to rear elevation, radiator.

## Bedroom Three

9'2 x 8'5 (2.79m x 2.57m)

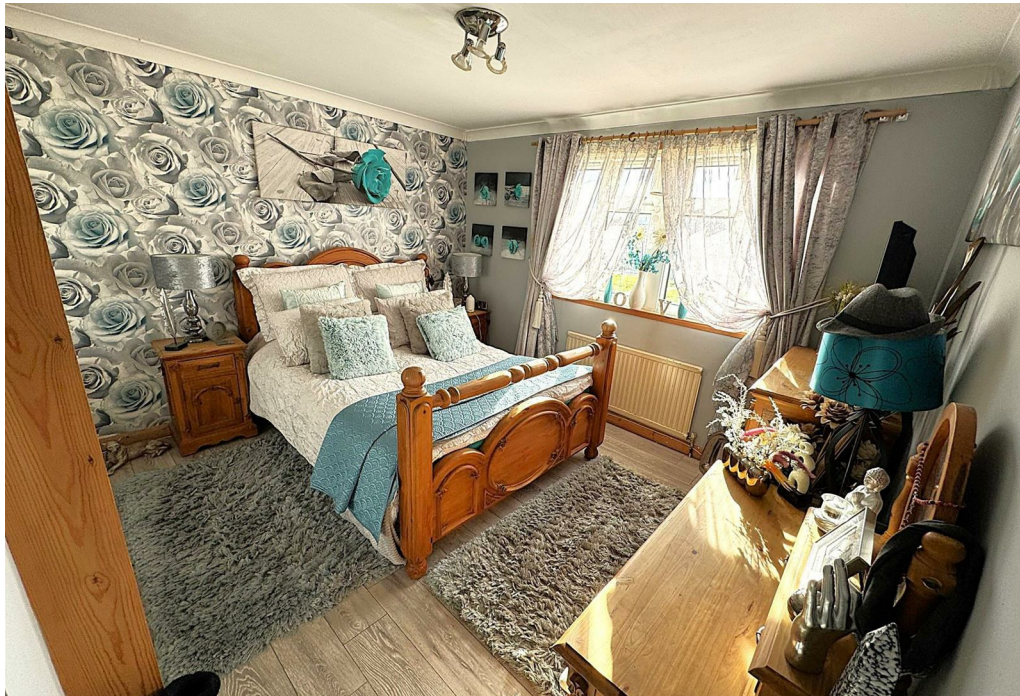
Double glazed window to front elevation, radiator.

## Bathroom

7'6 x 5'6 (2.29m x 1.68m)

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

## Outside



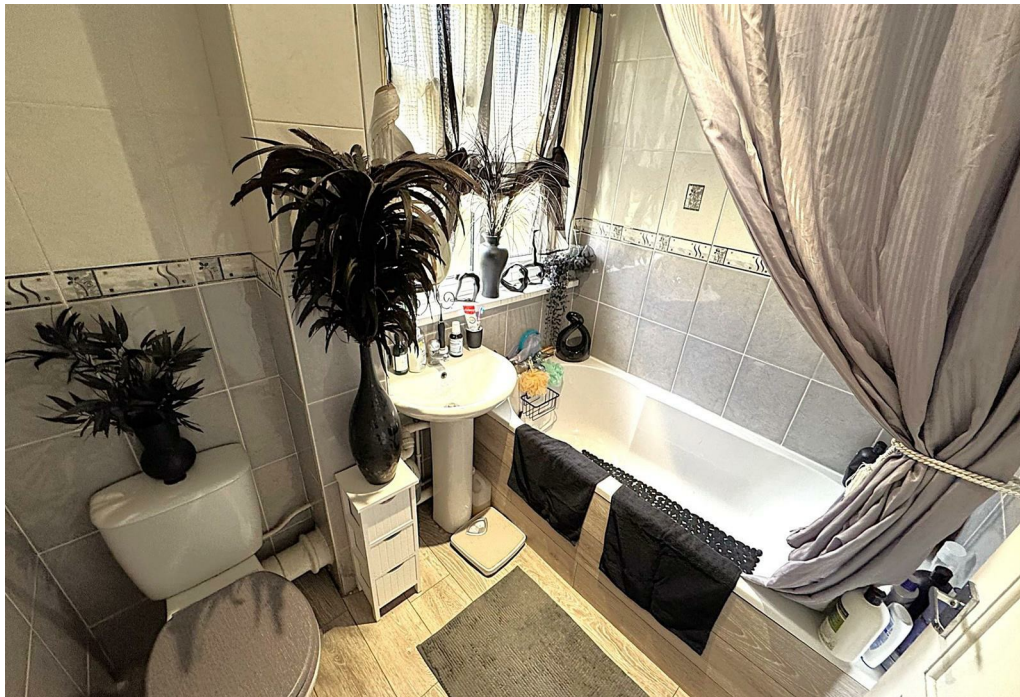






Front: A low maintenance laid lawn is enclosed by timber fencing and privet hedges to all sides, gated access to side/rear.

Rear: A raised decking area leads onto a large laid lawn and is enclosed by privet hedges to all sdes.

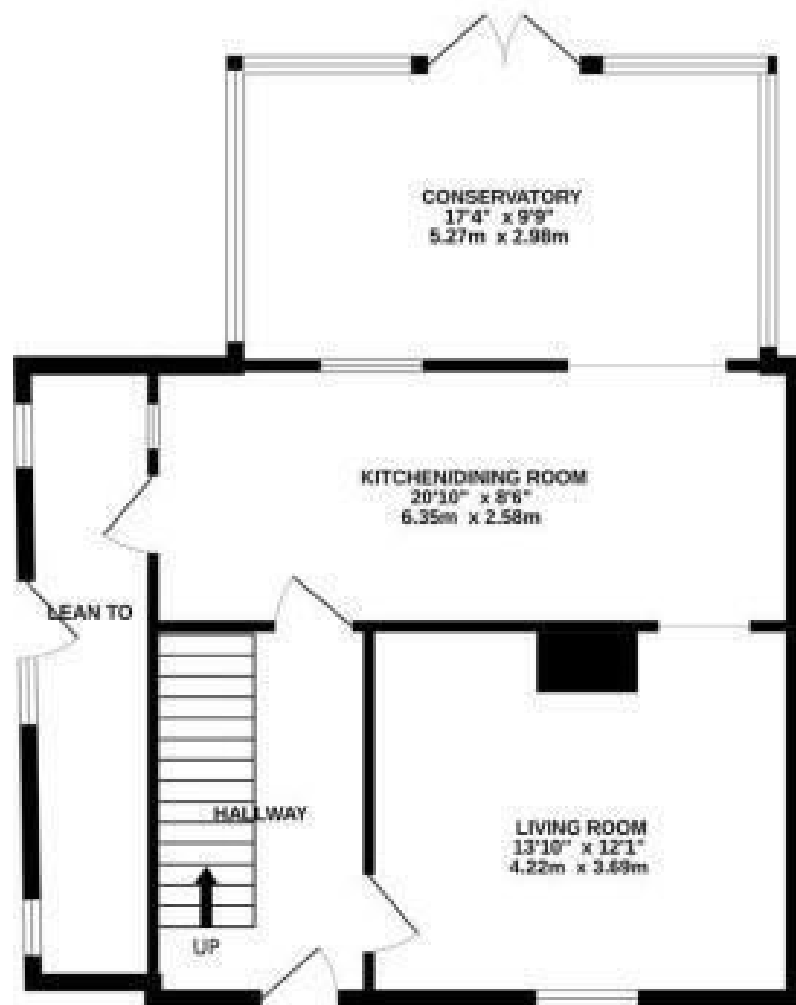




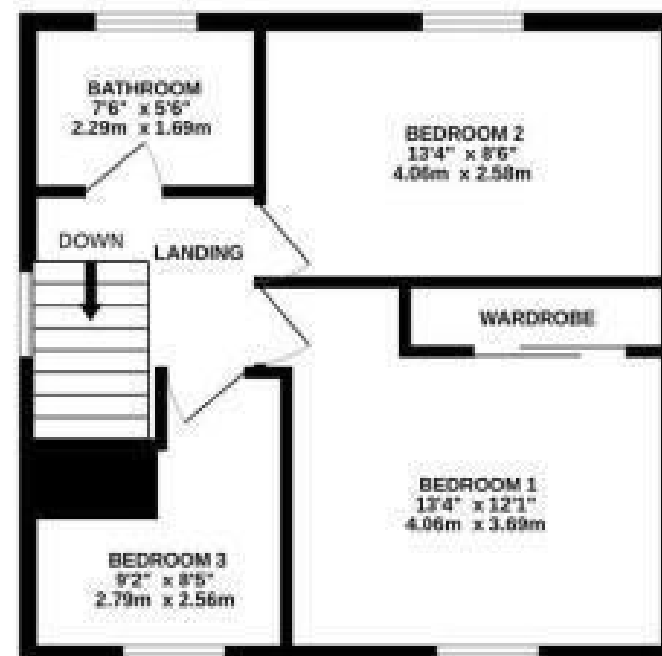




GROUND FLOOR  
673 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1093 sq.ft. (101.6 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 		