



11 Larch Road, Corby, NN17 2UT



**STUART
CHARLES**
ESTATE AGENTS

£200,000

Stuart Charles are delighted to offer for sale this THREE bedroom semi detached home located in the Shire area of Corby. Situated in a quiet cul de sac and located a short walk away from several primary schools and shopping parades an early viewing is recommended to avoid missing out on this home. The accommodation on offer comprises to the ground floor of an entrance hall, open plan kitchen/diner with views over the garden at the rear and a living room to the front. To the first floor are three good sized bedrooms and a three piece family bathroom. Outside to the front is a small lawn and driveway that provides off road parking. A patio area leads onto a laid lawn with a decking area to the rear, there is also a shed for convenience, all enclosed by timber fencing. Call now to view!!

- LANDSCAPED GARDEN
- OFF ROAD PARKING
- GOOD SIZED LIVING ROOM
- CLOSE TO LOCAL PARKS
- OPEN PLAN KITCHEN/DINER
- CLOSE TO MAIN BUS LINKS AND INDUSTRIAL ESTATE
- CUL-DE-SAC LOCATION

Entrance Hall

Entered via a double glazed door, under stairs storage, doors to:

Kitchen/Diner

14' x 9'8 (4.27m x 2.95m)

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 free standing fridge/freezer, space for automatic washing machine, radiator, double

glazed window to rear elevation, Double glazed French doors to rear elevation, archway to:

Lounge

14'8 x 13'3 (4.47m x 4.04m)

Tv point, telephone point, radiator, stairs rising to first floor landing, double glazed window to front elevation.

Landing

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







Bedroom One

11'7 x 8'1 (3.53m x 2.46m)

Double glazed window to front elevation, radiator, built in wardrobe,

Bedroom Two

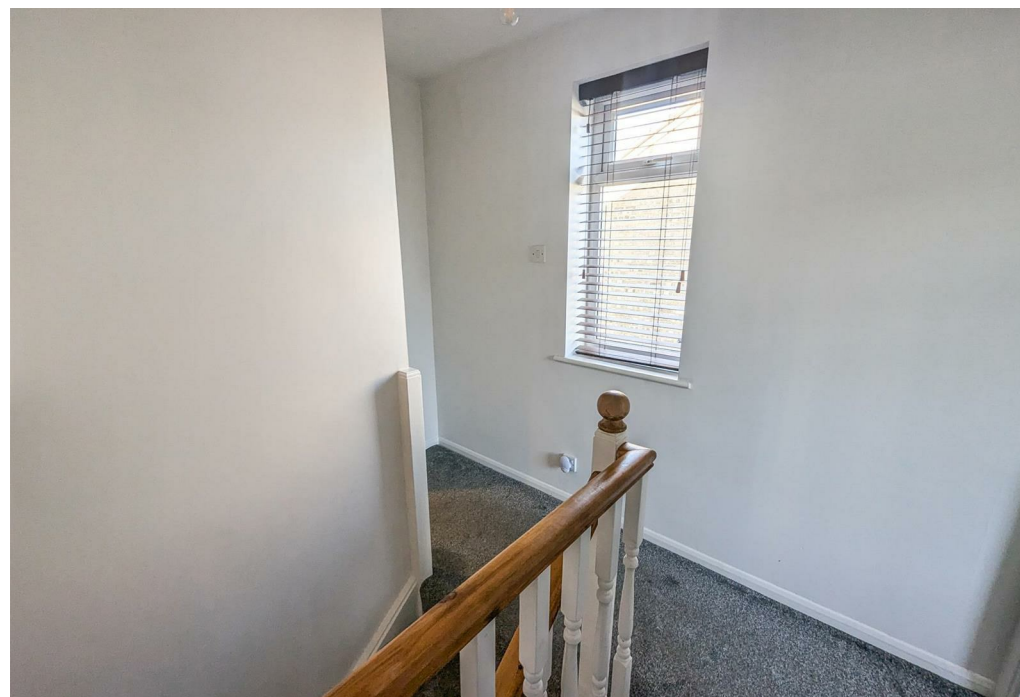
10'0 x 8'2 (3.05m x 2.49m)

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

Bedroom Three

6'8 x 6'4 (2.03m x 1.93m)

Double glazed window to front elevation, radiator.





Bathroom

6'6 x 6'1 (1.98m x 1.85m)

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

Outside

Front: A small lawn area leads to a block paved driveway that provides off road parking and has gated access to the rear.

Rear: A patio area leads onto a laid lawn with a decking area to the rear, there is also a shed for convenience, and is enclosed by timber fencing.





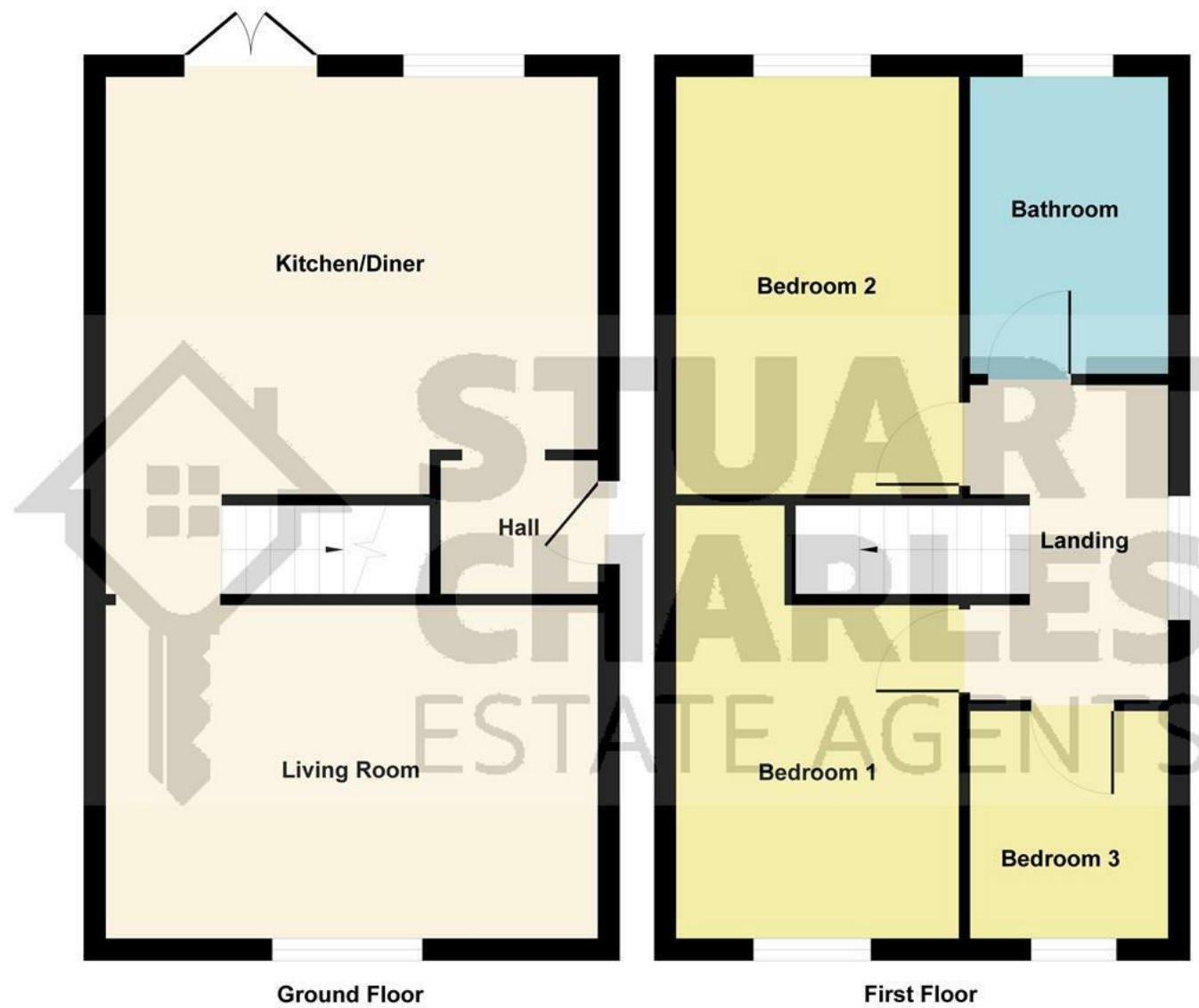


Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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 		