



1 Saxilby Close, Corby, NN18 9BH





# £179,950

Stuart Charles are delighted to offer FOR SALE with NO CHAIN this THREE bedroom semi detached family home located in the Kingswood area of Corby. Situated a short walk from the town centre and multiple schools and shopping area's this home is ideal for first time buyers or investors. The accommodation comprises to the ground floor of an entrance hall, guest W.C, lounge and open plan kitchen/diner with integrated appliances. To the first floor are three good sized bedrooms and a three piece family bathroom. Outside to the front is a shared green space while to the rear a patio area leads onto a laid lawn and is enclosed by timber fencing to all sides with gated access to the side. Call now to view!!.

- NO CHAIN
- LARGE LOUNGE
- THREE GOOD SIZED ROOMS
- LOW MAINTENANCE PRIVATE REAR GARDEN
- WALKING DISTANCE TO TOWN CENTRE
- REFITTED KITCHEN WITH INTEGRATED APPLIANCES
- GUEST W.C
- THREE PIECE BATHROOM
- CLOSE TO PARKING AREA AND RENTABLE GARAGES
- CLOSE TO PRIMARY AND SECONDARY SCHOOLS

## Entrance Hall

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

## Guest W.C

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

## Lounge

15'11 x 12'06 (4.85m x 3.81m)

Double glazed window to front and rear elevation, two radiators, tv point, telephone point.

## Kitchen/Diner

15'10 x 8'07 (4.83m x 2.62m)

Fitted to comprise a range of base and eye level units with a single steel sink and drainer, gas hob with extractor, electric oven, integrated dishwasher,













integrated fridge/freezer, space for automatic washing machine, space for tumble dryer, double glazed window to front and rear, double glazed door to rear elevation, radiator, ceiling spotlights.

### First Floor Landing

Loft access, airing cupboard with boiler and tank, doors to:

### Bedroom One

16'0 x 11'6 (4.88m x 3.51m)

Double glazed window to rear elevation, radiator, built in triple wardrobes.









### Bedroom Two

11'0 x 9'07 (3.35m x 2.92m)

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

### Bedroom Three

10'09 x 6'05 (3.28m x 1.96m)

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

### Bathroom

9'06 x 4'07 (2.90m x 1.40m)

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









## Outside

Front: A shared greenspace leads to gated side access, communal car parking spaces and garages that can be rented from the council.

Rear: A patio area leads onto a laid lawn and is enclosed by timber fencing to all sides, gated side access.

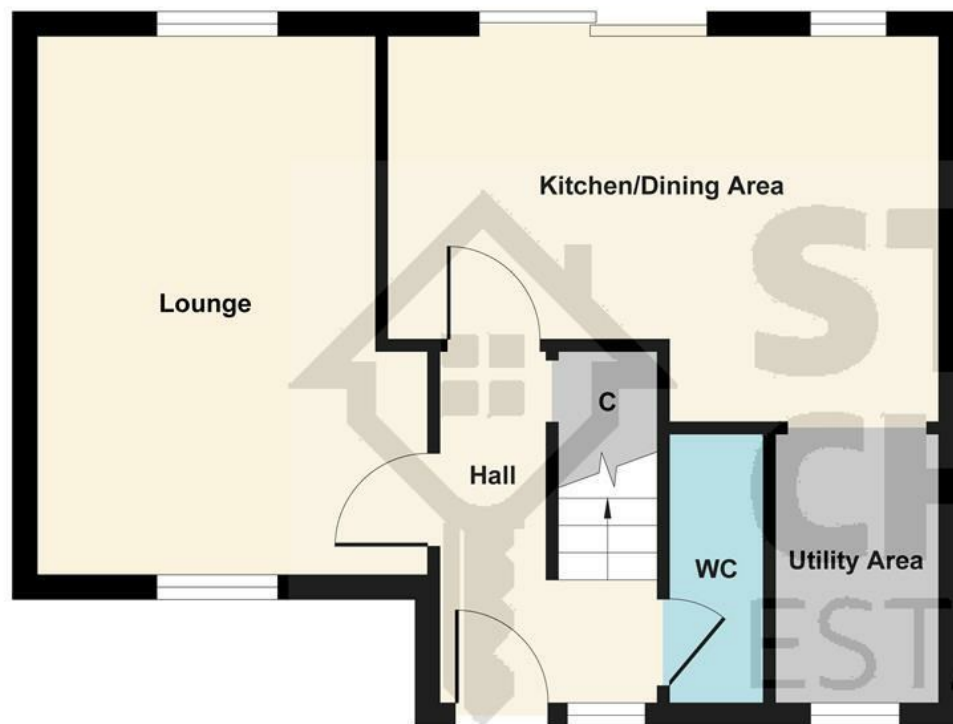
EPC TO FOLLOW



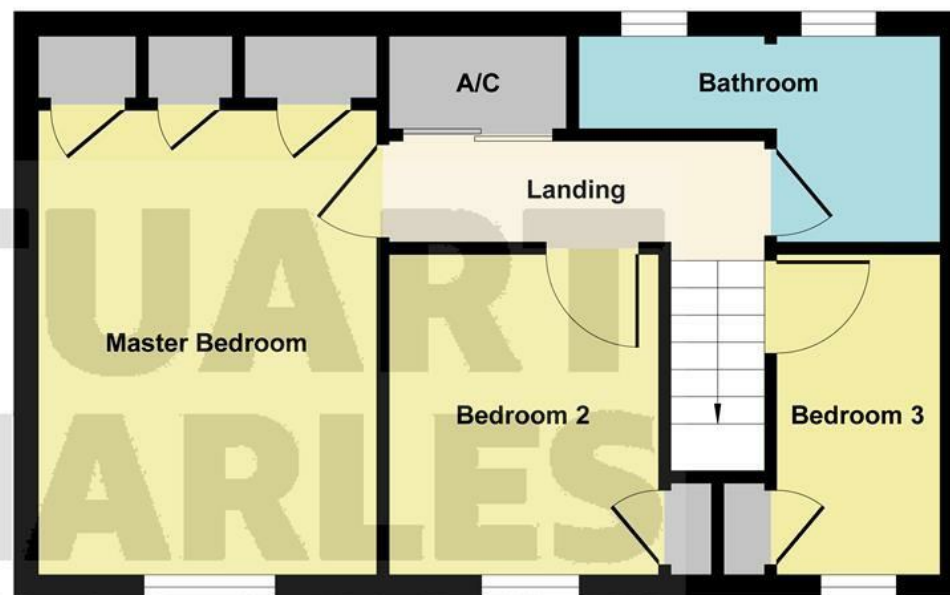








Ground Floor



First Floor



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