



67 Patrick Road, Corby, NN18 9ND

## Offers in excess of £205,000

Stuart Charles are delighted to offer FOR SALE this three bedroom family home situated in a quiet cul-de-sac area of Corby. Situated a short walk away from several schools and local shops this home would be ideal for first time buyers, an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance porch, lounge, open plan kitchen/diner and utility room. To the first floor are three bedrooms and a three piece family bathroom. Outside to the front is a low maintenance laid lawn. To the rear a patio area leads onto a laid lawn with brick built shed and gives access to the garage area, the entire garden is enclosed by timber fence surround. Call now to view!!

- MODERN KITCHEN/DINER
- WELL PRESENTED THROUGHOUT
- UTILITY ROOM
- THREE GOOD SIZED BEDROOMS
- WALKING DISTANCE TO TOWN CENTRE
- LOCATED IN A QUIET CUL-DE-SAC
- GARAGE IN BLOCK
- POPULAR LOCATION
- MODERN BATHROOM
- IDEAL FOR FIRST TIMEBUYERS/INVESTORS

### Entrance Porch

Entered via a double glazed door, storage area, door to:

### Lounge

15'4" x 14'9 (4.67m x 4.50m)

Double glazed window to front elevation, radiator, tv point, telephone point, stairs rising to first floor landing, archway to:

### Kitchen/Diner

14'11 x 10'9 (4.55m x 3.28m)

Fitted to comprise a range of base and eye level units with a single sink and drainer, integrated electric cooker and hob, space for dishwasher, space for free standing fridge/freezer, wall mounted boiler, double glazed window to rear elevation, storage cupboard, double glazed door to rear elevation.







### Utility Room

9'5 x 7'5 (2.87m x 2.26m)

Single glazed door to the rear elevation, single glazed windows the rear and side elevation, space for tumble dryer, space for washing machine.

### Landing

Loft access, large storage cupboard, doors to:

### Bedroom One

11'7 x 9'0 (3.53m x 2.74m)

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





### Bedroom Two

10'11 x 6'6 (3.33m x 1.98m)

Double glazed window to rear elevation, radiator.

### Bedroom Three

11'5" x 7'1 (3.48m x 2.16m)

Double glazed window to the front elevation, radiator.

### Bathroom

8'0 x 5'6 (2.44m 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**

Outside to the front is a low maintenance laid lawn.

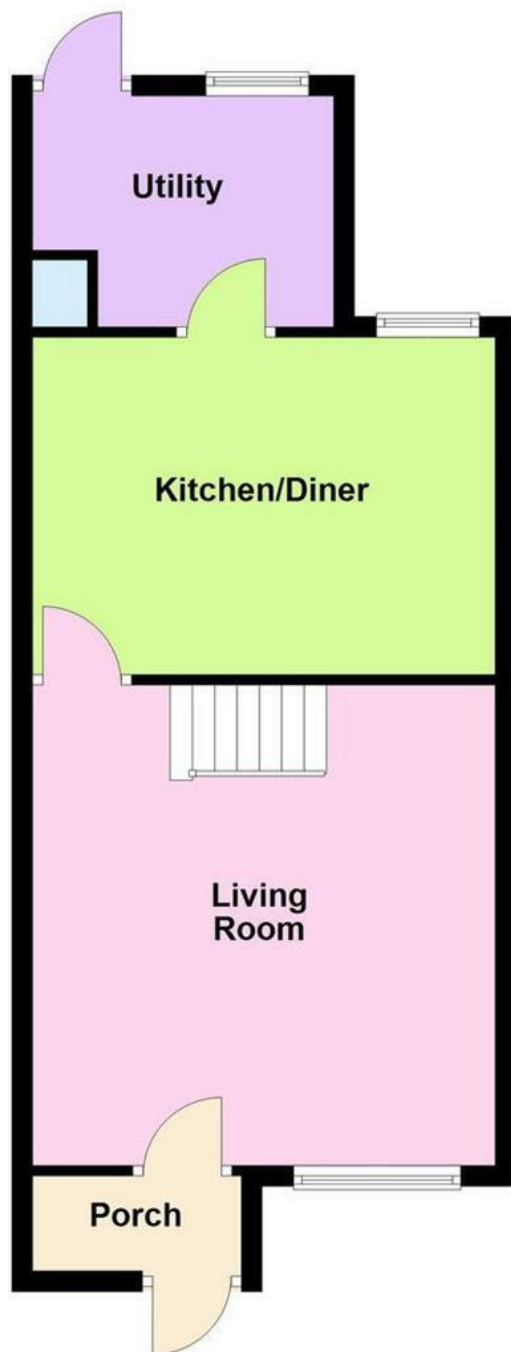
To the rear a patio area leads onto a laid lawn with brick built shed, all enclosed by timber fence surround

## **Garage**

Up and over doors



**Ground Floor**



**First Floor**

