



11 Regal Close, Corby, NN17 1EZ

£262,500

Stuart Charles are delighted to offer FOR SALE with NO CHAIN this THREE DOUBLE bedroom family home located in the Old Village area of Corby. Situated a short walk from a range of amenities to include the Old village primary school, Corby Technical School and a range of shops as well as the lovely West Glebe Park an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, guest W.C, and open plan kitchen/diner/lounge room. To the first floor are two double bedrooms and a three piece family bathroom, the second floor is entirely devoted to the master bedroom with a private entrance hall, built in wardrobes and a modern three piece en-suite. Outside to the front is off road parking for two vehicles and gated access to the side. To the rear a pergola covers a patio area and leads onto a low maintenance artificial lawn with the garden being enclosed by timber fencing to all sides. Call now to view!!



Entrance Hall

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

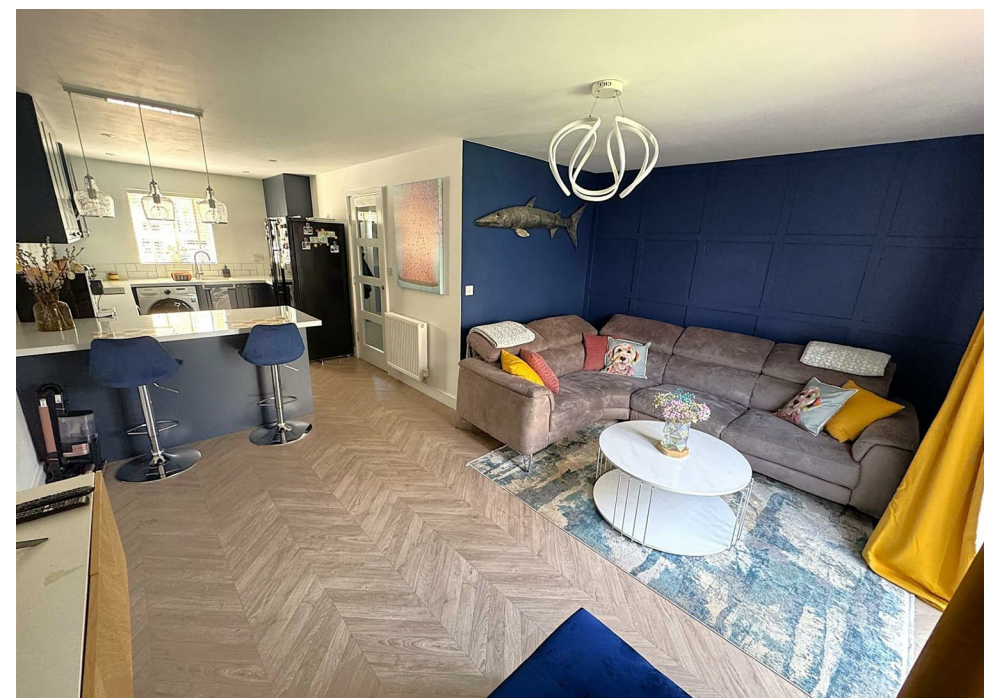
Guest W.C

Fitted to comprise a two piece suite consisting of a low level pedestal, low level wash hand basin, radiator, extractor fan.

Kitchen/Diner

14'1 x 9'0 (4.29m x 2.74m)

Fitted to comprise a range of base and eye level units single sink and drainer, induction hob with extractor, electric oven, integrated dishwasher, space for automatic washing machine, space for American fridge/freezer, double glazed window to front elevation, breakfast bar, radiator.







Lounge

15'1 x 10'8 (4.60m x 3.25m)

Two radiators, tv point, telephone point, double glazed French doors to rear.

First Floor Landing

Stairs rising from ground floor, doors to:

Bedroom Two

13'2 x 8'1 (4.01m x 2.46m)

Double glazed window to rear elevation, radiator.

Bedroom Three

12'6 x 8'1 (3.81m x 2.46m)

Double glazed window to front elevation, radiator,





Bathroom

8'19 x 6'5 (2.44m x 1.96m)

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

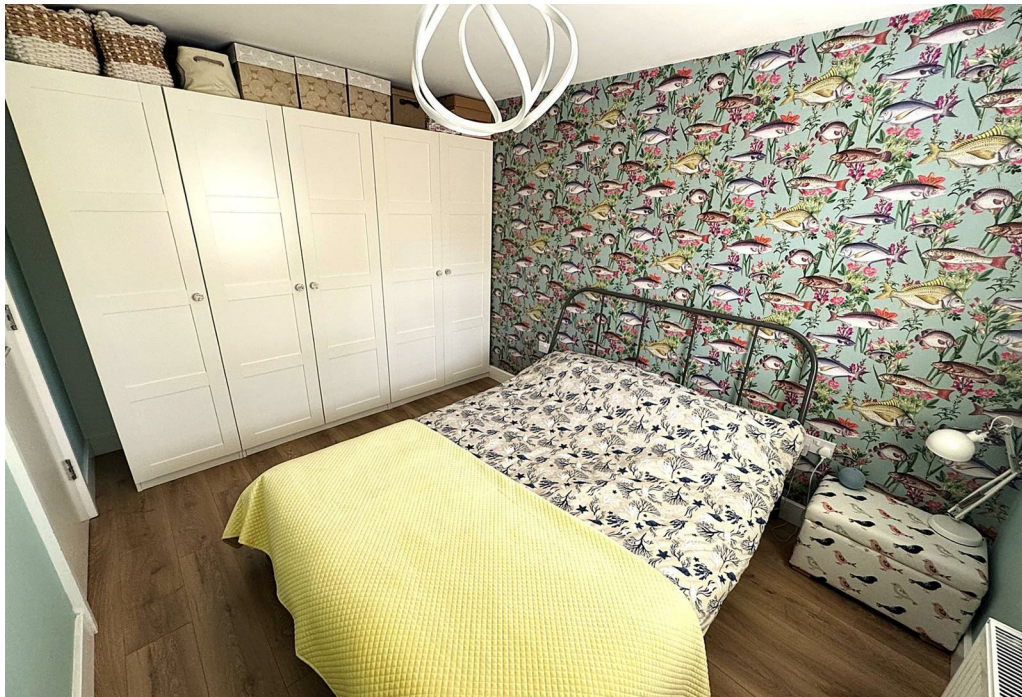
Inner landing

Double glazed window to front elevation, stairs rising to second floor landing.

Master Bedroom

15'1 x 15'1 (4.60m x 4.60m)

Double glazed window to front elevation, tv point, built in wardrobes, door to:





En-Suite

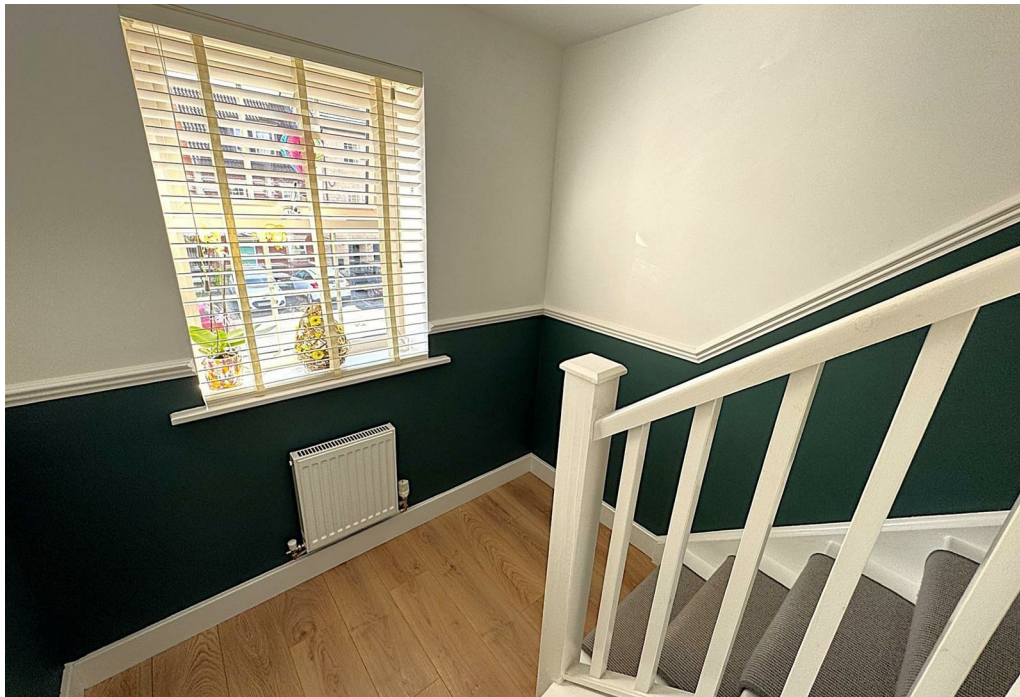
7'5 x 5'1 (2.26m x 1.55m)

Fitted to comprise a three piece suite consisting of a walk in mains feed double shower with waterfall shower, low level pedestal, low level wash hand basin, radiator, Velux window to rear elevation.

Outside

Front: A low maintenance driveway provides off road parking for multiple vehicles and leads to gated side access.

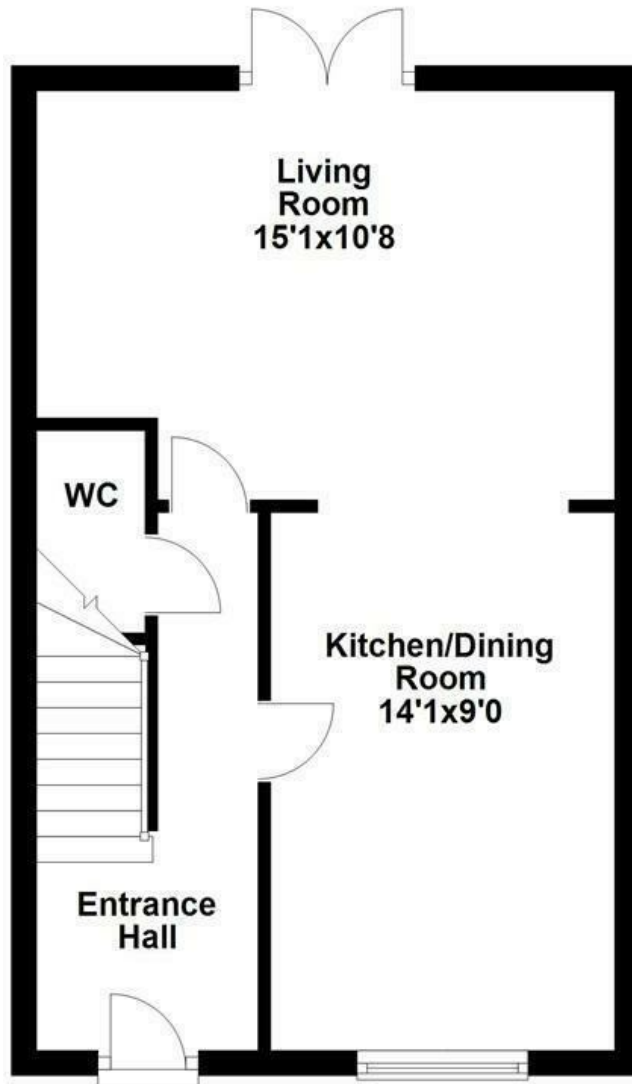
Rear: To the rear a covered patio area leads onto a low maintenance artificial lawn and is enclosed by timber fencing to all sides.





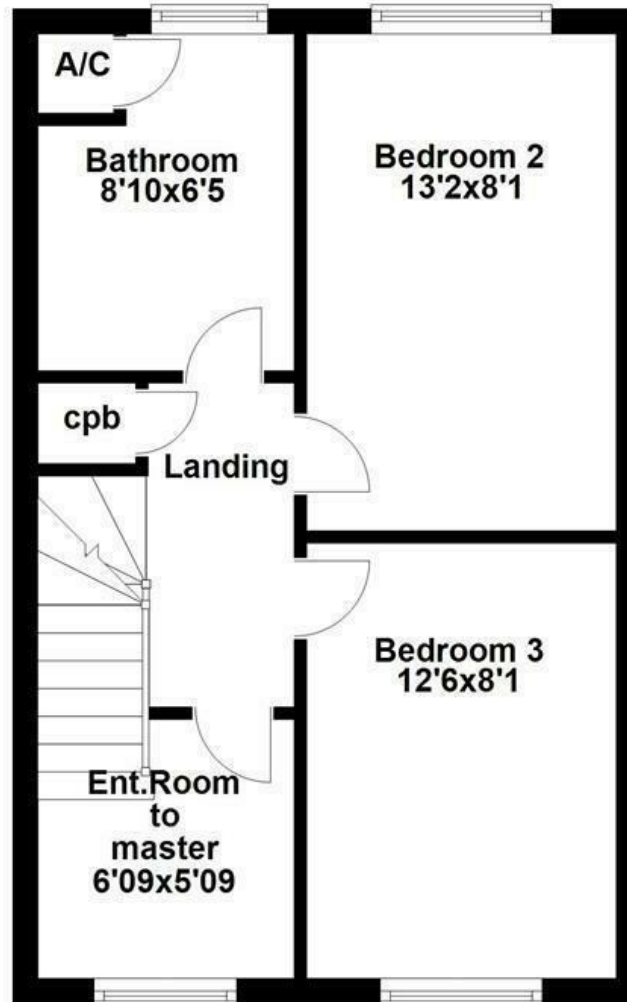
Ground Floor

Approx. 35.2 sq. metres (378.8 sq. feet)



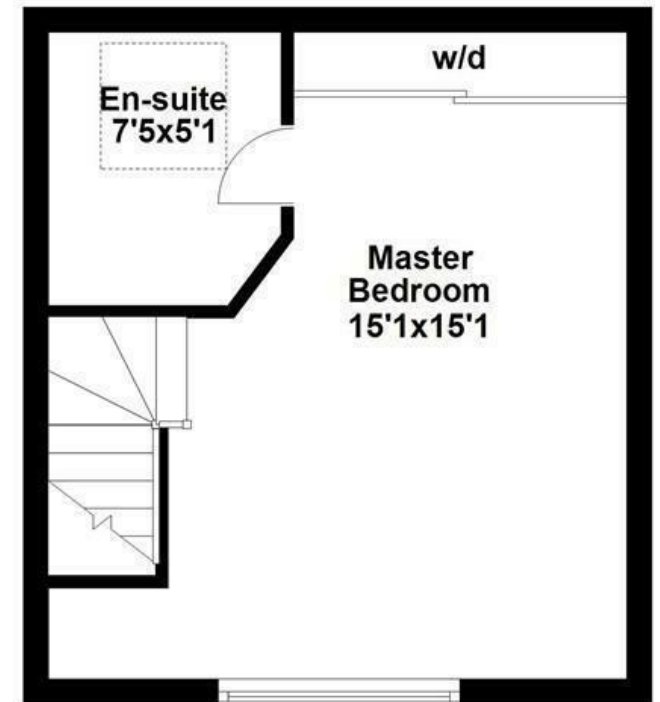
First Floor

Approx. 34.6 sq. metres (372.8 sq. feet)



Second Floor

Approx. 23.7 sq. metres (255.3 sq. feet)



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		90
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		