



11 Wheatley Avenue, Corby, NN17 1TE



Offers in excess of £299,950

Stuart Charles are delighted to offer for sale this three bedroom semi detached home located in a town centre location. With a host of amenities and schools on your doorstep makes this is an ideal home. The accommodation on offer comprises a good size entrance hall which allows access to the lounge, extended dining room and kitchen. To the first floor are two double bedrooms and a single bedroom and a modern bathroom. Outside to the rear there are three patio areas that leads onto an larger than average laid lawn area which has a mixture of mature plants, bushes and shrubs all enclosed by hedge surround with side gated access to the garage, that has power and lights. There is also a garden shed that has power and lights for convenience. To the front there is a block paved driveway with dwarf wall surround with a path to the front door, there is a side gate leading to the rear garden. Call now to book a viewing!!

- GARAGE AND DRIVEWAY
- SOUTH FACING GARDEN
- MODERN COMBI BOILER
- LOFT LADDER WITH PARTIALLY BOARDED LOFT
- WALKING DISTANCE TO TOWN CENTRE
- BEAUTIFUL LANDSCAPED GARDEN
- EXTENDED LIVING SPACE
- REFITTED KITCHEN AND BATHROOM
- CLOSE TO LOCAL PARKS
- TRAIN STATION CLOSE BY

Entrance Hall

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

Lounge

14'1 x 10'8 (4.29m x 3.25m)

Triple glazed bay fronted window to the front elevation, feature open fire place, radiator, tv point.

Dining Room

18'2 x 10'8 (5.54m x 3.25m)

Triple glazed Patio doors to the rear elevation leading to the garden, radiator, feature fire place.

Kitchen

14'2 x 5'10 (4.32m x 1.78m)

Fitted to comprise a range of base and eye level units with single sink and drainer, electric hob and electric oven with extractor, space for fridge freezer,







space for washing machine, radiator, double glazed window to rear elevation, double glazed door to the side elevation.

Landing

Double glazed window to side elevation, loft access, doors to:

Bedroom One

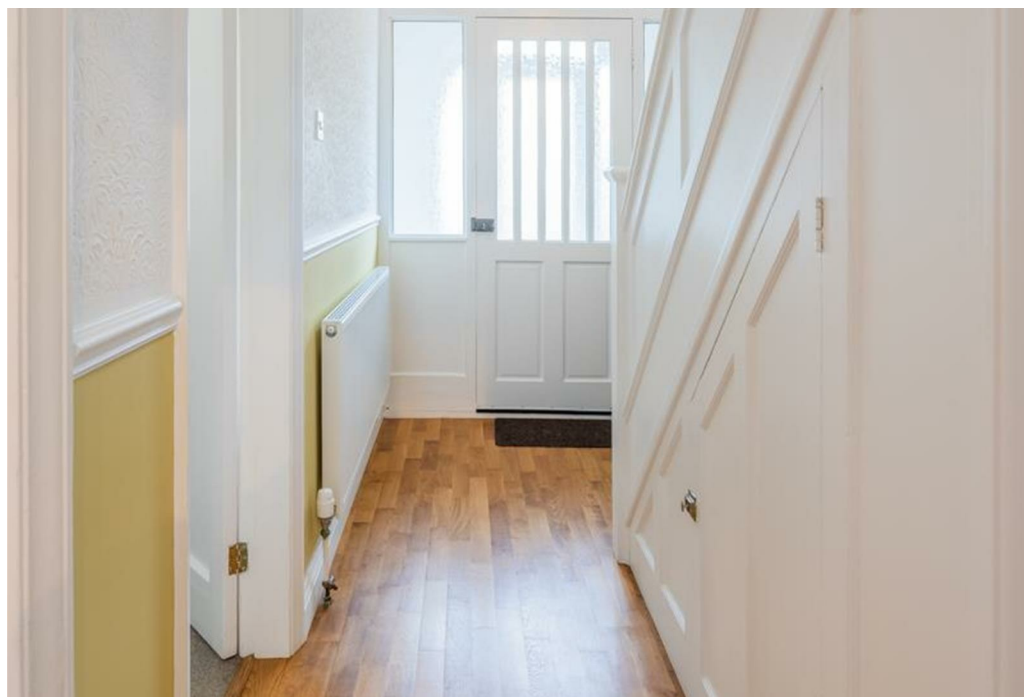
13'6 x 9'6 (4.11m x 2.90m)

Triple glazed window to the front elevation, radiator, three double built in wardrobes.

Bedroom Two

11'6 x 10'8 (3.51m x 3.25m)

Double glazed window to the rear elevation, radiator.





Bedroom Three

7'7 x 5'10 (2.31m x 1.78m)

Triple glazed window to the front elevation, radiator, built in wardrobes.

Bathroom

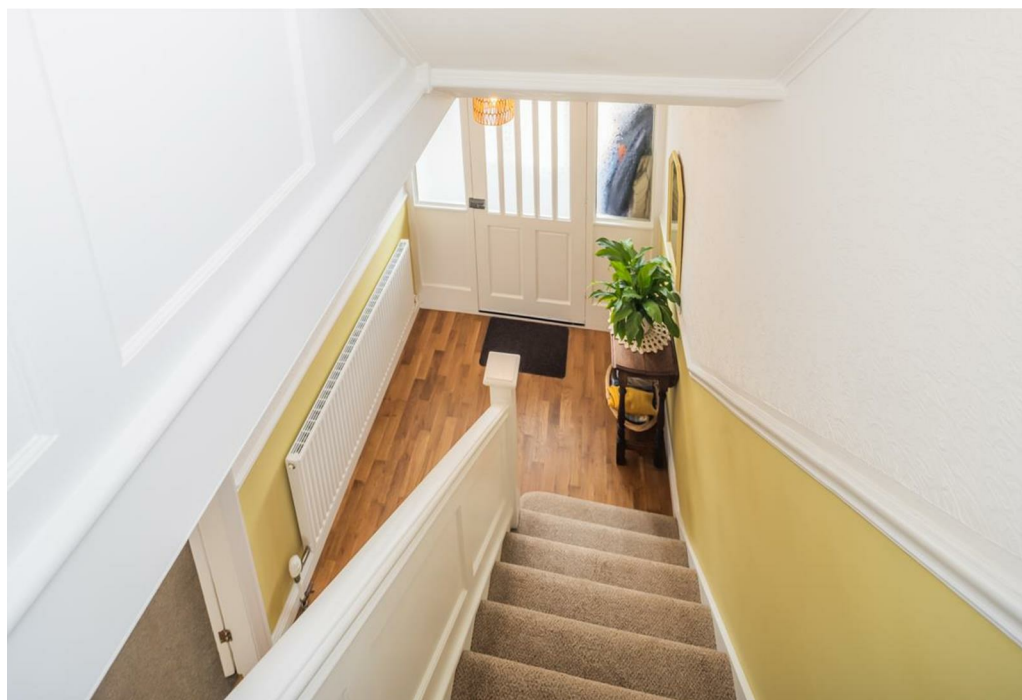
7'5 x 5'10 (2.26m x 1.78m)

This three piece suite is fitted with a panel bath with shower over, a low level pedestal and wash hand basin, vanity mirror, radiator, double glazed window to the rear elevation.

Garage

Up and over doors, double glazed window to the rear elevation, courtesy door to side elevation.

Outside





To the rear there are three patio areas that leads onto an larger than average laid lawn area which has a mixture of plants, bushes and shrubs all enclosed by hedge surround with side gated access to the garage, that has power and lights. There is also a garden shed that has power and lights for convenience.

To the front there is a block paved driveway with dwarf wall surround with a path to the front door, there is a side gate leading to the rear garden

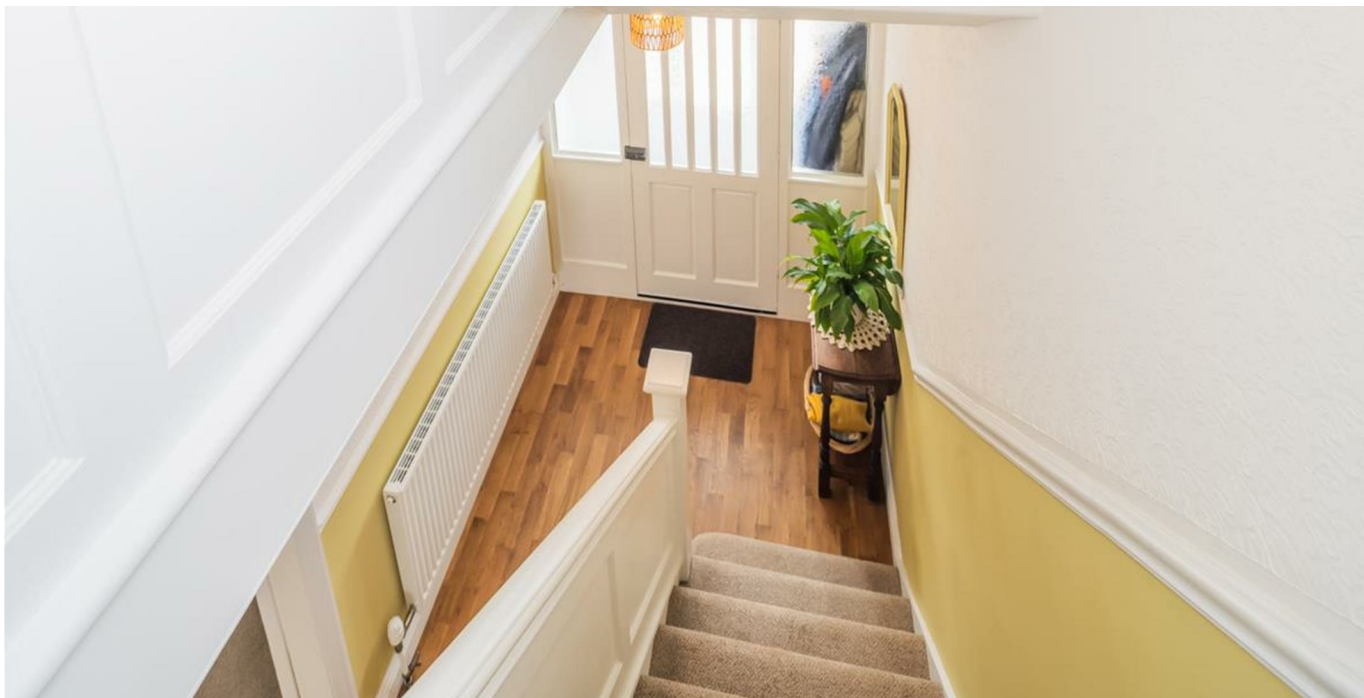






Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	