



42 Lynton Grove, Corby, NN18 8BP

£225,000

Stuart Charles are delighted to offer for sale with NO CHAIN this THREE bedroom REFURBISHED family home located near the town centre in the Exeter area of Corby. Situated a short walk from the town centre and several schools and shops an early viewing is recommended to avoid disappointment. The accommodation to the ground floor comprises of an entrance hall, guest W.C, large lounge/diner and a re-fitted kitchen. To the first floor are three double bedrooms and a refitted three piece family bathroom. Outside to the front is a low maintenance laid lawn which leads to a block paved hard standing area that can provide off road parking subject to a drop kerb. To the rear a pergola covers a large patio area and leads onto a larger than normal laid lawn and to a timber build shed/office area, the entire garden is enclosed by timber fence surround. Call now to book a viewing!!

- GOOD SIZE LOUNGE/DINER
- THREE DOUBLE BEDROOMS
- REFITTED KITCHEN
- NEW CARPETS
- WALKING DISTANCE TO TOWN CENTRE
- NEW BOILER WITH 10 YEAR GUARENTEE
- REFITTED THREE PIECE FAMILY BATHROOM
- LARGE BLOCK PAVED HARDSTANDING AREA
- LARGE REAR GARDEN WITH PERGOLA AND NEW LAWN
- CLOSE TO SHOPS AND PRIMARY/SECONDARY SCHOOLS

Entrance Hall

Entered via a double glazed door to front elevation, doors to inner hall and:

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.

Hall

9'4 x 8'8 (2.84m x 2.64m)
Stairs rising to first floor landing, storage cupboard, doors to:

Lounge/Diner

21'1" x 10'5" (6.45m x 3.20m)
Double glazed window to front elevation, two radiators, tv point, telephone point, electric fire, door to inner hall, double glazed patio door to rear elevation.







Kitchen

9'8" x 8'0" (2.95m x 2.44m)

Re-Fitted to comprise a range of base and eye level units with a one and a half bowl steel sink and drainer, gas hob with extractor, electric oven, space for washing machine, double glazed window and door to rear elevation, space for free standing fridge/freezer, wall mounted boiler, ceiling spotlights.

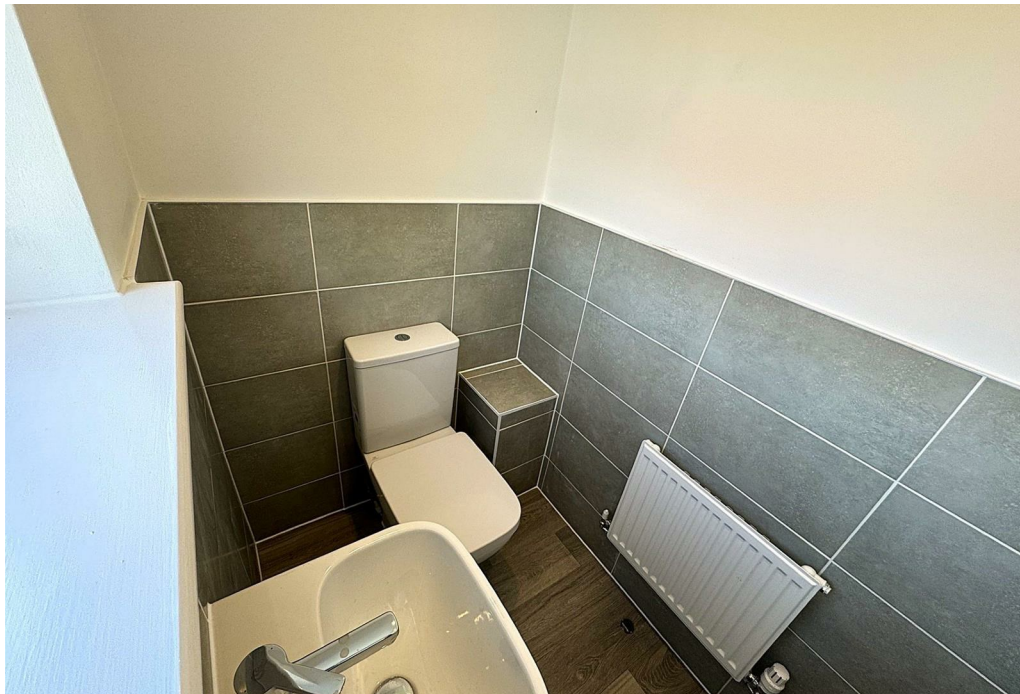
Landing

Loft access, airing cupboard, doors to :

Bedroom One

11'8" x 11'6" (3.56m x 3.51m)

Double glazed window to rear elevation, radiator, tv point.





Bedroom Two

11'1" x 9'1" (3.40m x 2.79m)

Double glazed window to front elevation, radiator.

Bedroom Three

8'7" x 8'3" (2.64m x 2.54m)

Double glazed window to rear elevation, radiator.

Bathroom

9'1" x 6'0" (2.79m x 1.83m)

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

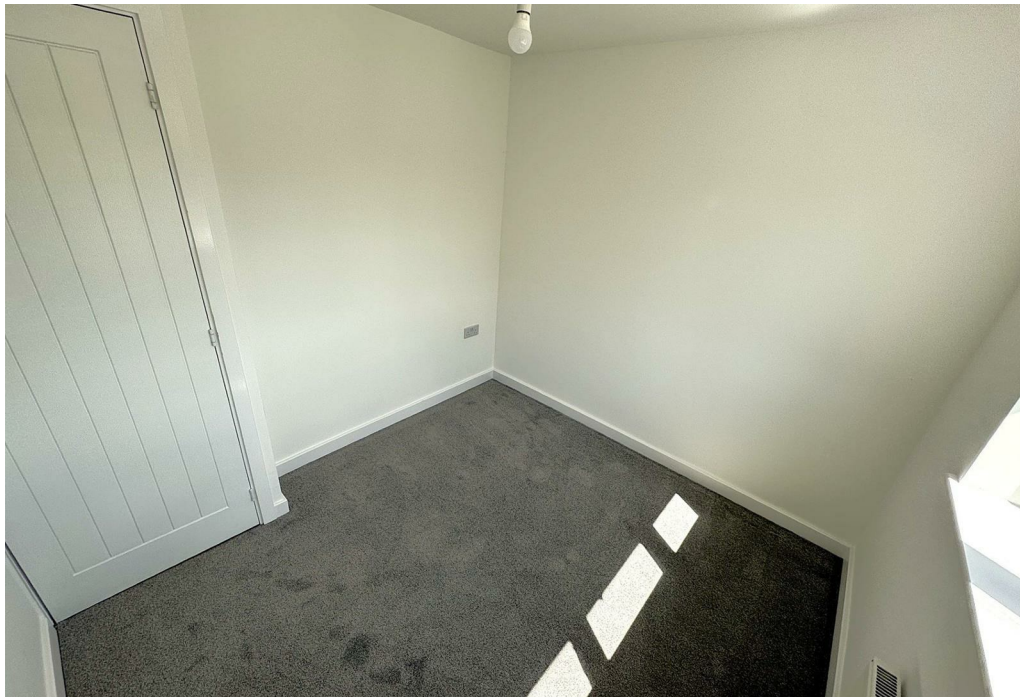
Outside



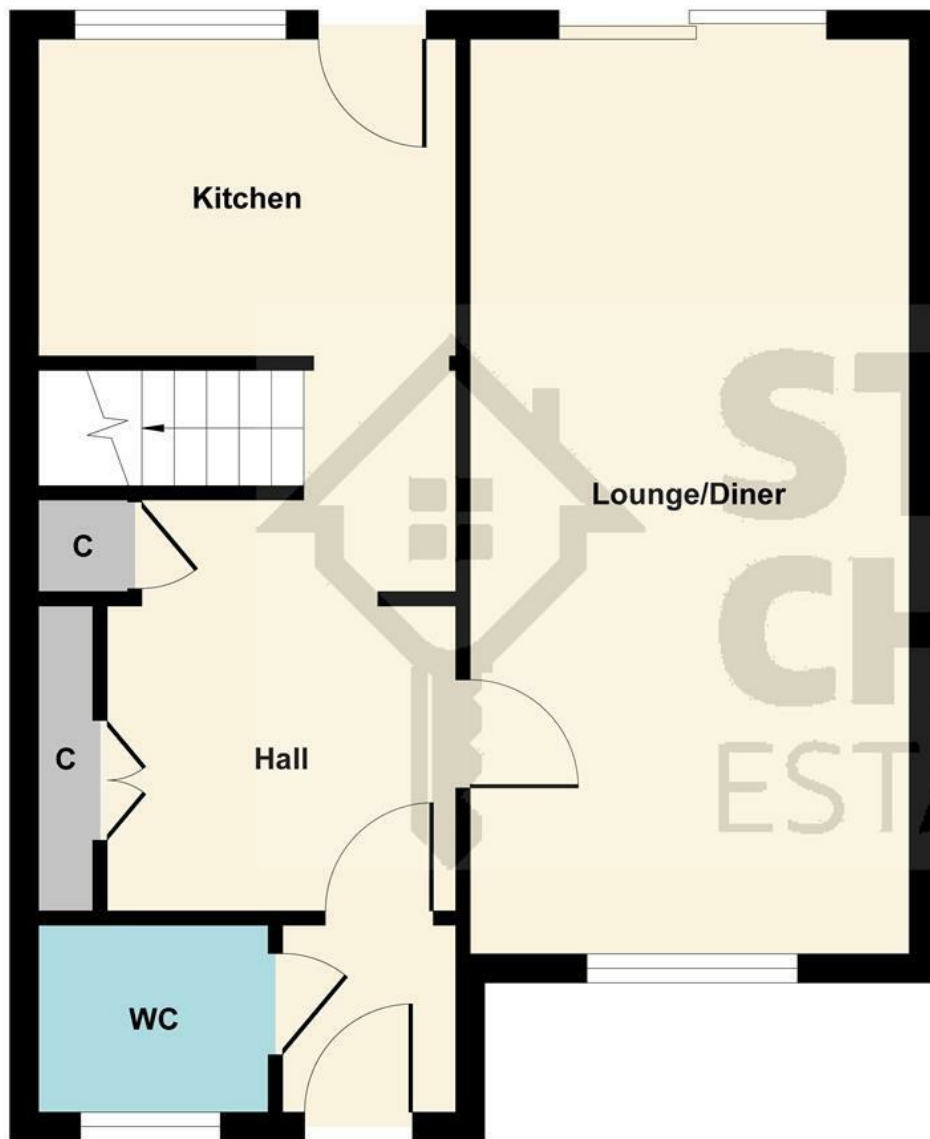


Front: A laid lawn leads to a large block paved hardstanding area and is enclosed by low level brick walls to all sides.

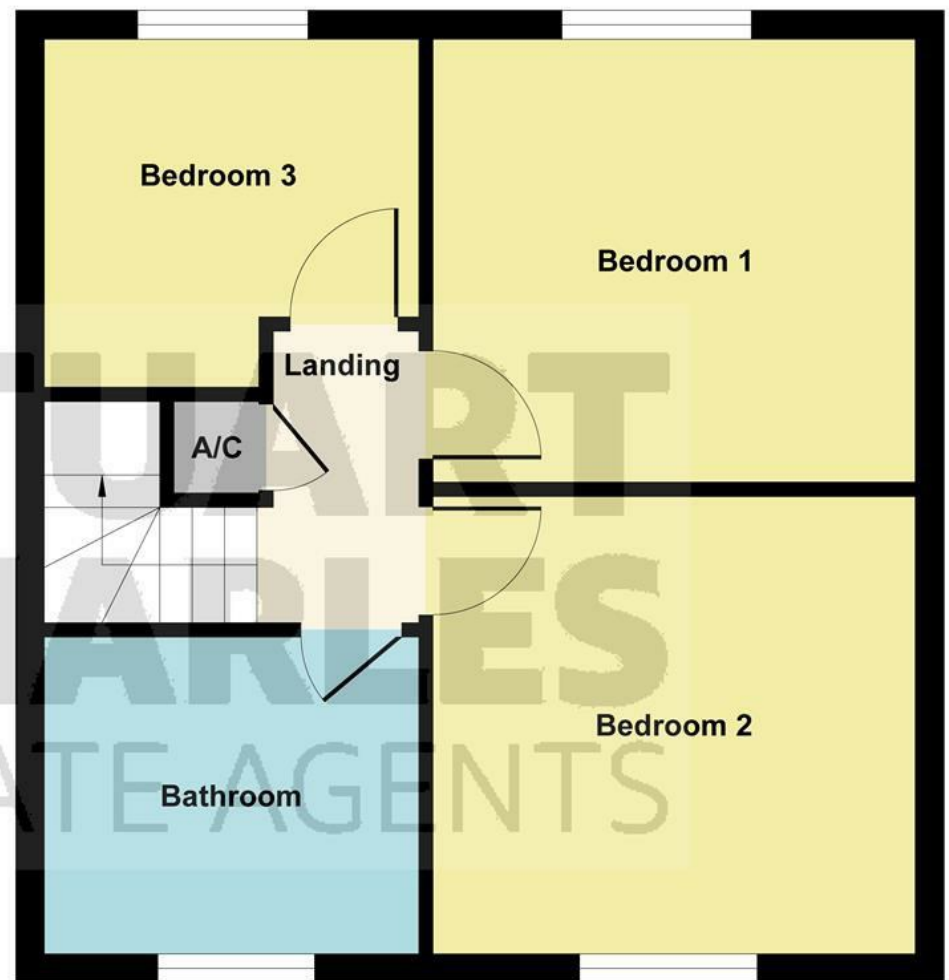
Rear: A large patio area is covered by a pergola and leads to a large laid lawn while the entire garden is enclosed by timber fencing to all sides.







Ground Floor



First Floor

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		86
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-40) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC