



46 Westfields Road, Corby, NN17 1HE



**STUART
CHARLES**
ESTATE AGENTS

£205,000

Stuart Charles are delighted to offer FOR SALE this TWO DOUBLE bedroom home located in the ever popular Lloyds area of Corby. Situated a short walk from multiple schools and shopping areas an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, three piece bathroom, lounge/diner, modern kitchen and a conservatory room. To the first floor are two double bedrooms. Outside to the front is a low maintenance laid lawn which leads to a driveway that provides off road parking for multiple vehicles and access to the garage. To the rear a patio area leads onto a large laid lawn with the garden being enclosed by timber fencing to all sides. Call now to view!!.

- MODERN KITCHEN
- LARGE LOUNGE
- TWO DOUBLE BEDROOMS
- GOOD SIZED FRONT AND REAR GARDENS
- WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOLS
- MODERN BATHROOM
- CONSERVATORY ROOM
- LARGE DRIVEWAY AND GARAGE
- WALKING DISTANCE TO SHOPS
- CLOSE TO MAIN BUS LINKS AND WEST GLEBE PARK

Entrance Hall

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

Bathroom

Fitted to comprise a three piece suite consisting of a P shaped bath with electric shower over, low level pedestal, low level wash hand basin, radiator, double glazed window to side elevation.

Lounge/Diner

14'10 x 10'9 (4.52m x 3.28m)

Double glazed window to front elevation, radiator, tv point, telephone point.

Kitchen

9'5 x 8'6 (2.87m x 2.59m)

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







fridge/freezer, space for automatic washing machine, under stairs storage, wall mounted boiler, radiator, double glazed window and door to conservatory.

Conservatory

12'0 x 8'0 (3.66m x 2.44m)

Radiator, power and light connected, double doors to rear elevation.

First Floor Landing

Loft access, stairs rising from ground floor, doors to:

Bedroom One

14'10 x 10'9 (4.52m x 3.28m)

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





Bedroom Two

14'10 x 8'6 (4.52m x 2.59m)

Two double glazed windows, over stairs storage, two radiators.

Outside

Front: A laid lawn leads onto a large driveway that provides off road parking for multiple vehicles and leads to a garage.

Garage: With up and over door.

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







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		
1-40 G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		