



18 Westfields Road, Corby, NN17 1HE

£280,000

Stuart Charles are delighted to offer for sale this THREE/FOUR bedroom extended semi detached home located in the Lloyds area. Situated a short walk away from a host of amenities to include several shops, primary and secondary schools and a short walk away from the town centre and train station. The accommodation comprises to the ground floor of an extended entrance hall, ground floor three piece shower room, large lounge with log burner, dining room, modern fitted kitchen and the side extension which comprises of three rooms split into a re-fitted bathroom, utility/family room and a lounge/sun room area which can be used as bedroom four. To the first floor are three good sized bedrooms with the master bedroom benefiting from built in wardrobes. Outside to the front is a large block paved driveway and gravelled area which provides parking for multiple vehicles and is enclosed by timber fencing, low level wall and a privet hedge. To the rear a raised decking area leads onto a block paved patio area and a laid lawn, the whole garden is enclosed by privet hedge and timber fencing. An early viewing is recommended to avoid missing out on this home!!.

- EXTENDED TO PROVIDE EXTRA SPACE AND POTENTIAL ANNEX SPACE
- MODERN KITCHEN
- SECONDARY LOUNGE/FAMILY ROOM WITH MODERN THREE PIECE FAMILY BATHROOM OFFERS SEPERATE ANNEX ACCOMMODATION IF NEEDED
- LARGE DRIVEWAY FOR MULTIPLE VEHICLES
- WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOLS
- LARGE LOUNGE AND SEPERATE DINING ROOM
- GROUND FLOOR REFITTED SHOWER ROOM
- THREE GOOD SIZED BEDROOMS
- LARGE GARDEN WITH RAISED DECKING AREA
- WALKING DISTANCE TO SHOPS AND WEST GLEBE PARK

Entrance Hall

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

Lounge

17'79 x 10'93 (5.18m x 3.05m)

Double glazed window to front and rear, tv point, telephone point, log burner with marble hearth, radiator and an open arch leads to:

Dining Room

17'63 x 6'75 (5.18m x 1.83m)

Three double glazed windows, double glazed Bi-folding doors, electric radiator, open serving hatch/breakfast bar area.

Shower Room

8'92 x 4'56 (2.44m x 1.22m)

Re-fitted to comprise a three piece suite consisting of a walk in mains feed waterfall shower, low level pedestal,







low level wash hand basin, extractor fan, chrome towel radiator, double glazed window to side elevation.

Kitchen

10'19 x 8'5 (3.05m x 2.57m)

Fitted to comprise a range of base and eye level units with a one and a half bowl sink and drainer, electric hob with extractor, double electric oven, space for free standing fridge/freezer, space for automatic washing machine, open serving hatch/breakfast bar area, wall mounted combi boiler, door to:





Utility/Family Room

14'06 x 7'02 (4.42m x 2.18m)

Space for tumble dryer, space for low level fridge/freezer, electric radiator, double glazed Velux window, archway to bedroom four/lounge, door to:

Bathroom

6'88 x 5'5 (1.83m x 1.65m)

Fitted to comprise a three piece suite consisting of a P shaped bath with mains feed waterfall shower over, low level wash hand basin, low level pedestal, chrome towel radiator, extractor fan, double glazed window to front elevation.





Lounge/Bedroom Four

12'7 x 7'00 (3.84m x 2.13m)

Double glazed French doors to garden, double glazed window to rear elevation, electric radiator,.

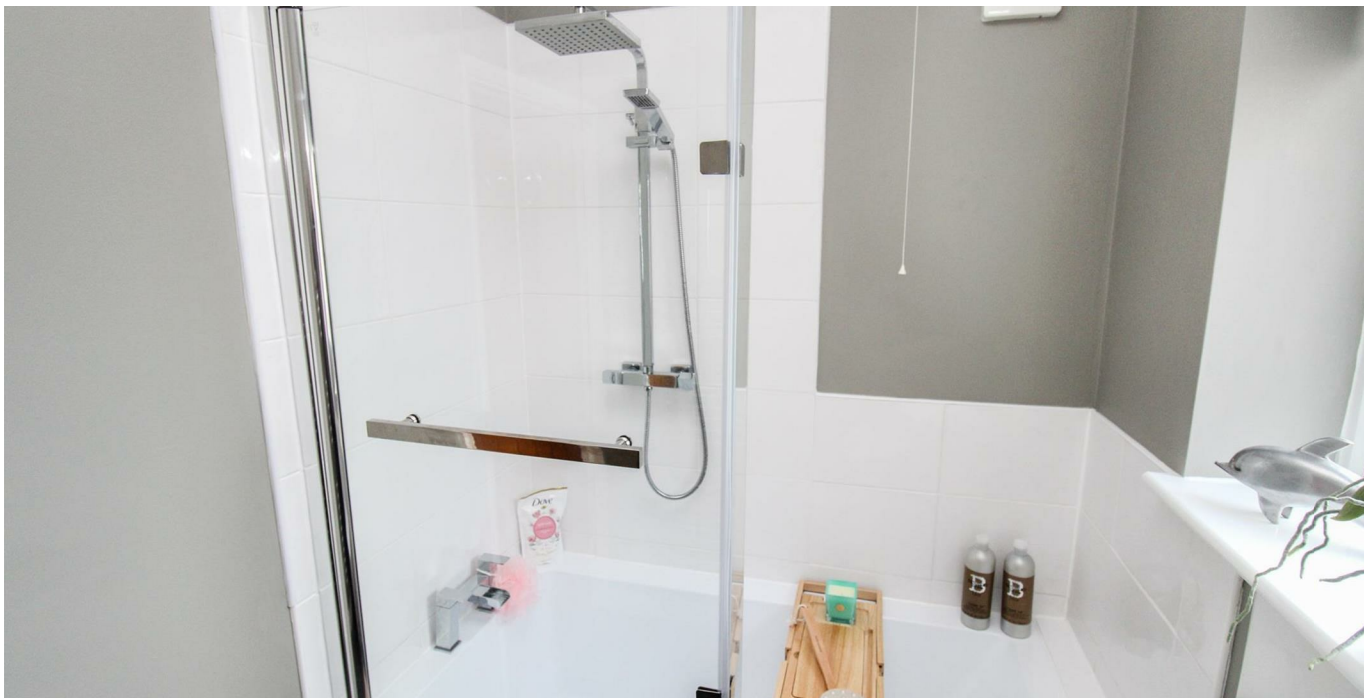
First Floor Landing

Loft access, double glazed window to side elevation.

Bedroom One

17'68 x 9'6 (5.18m x 2.90m)

Double glazed window to front and rear elevation, two radiators, built in double wardrobes.





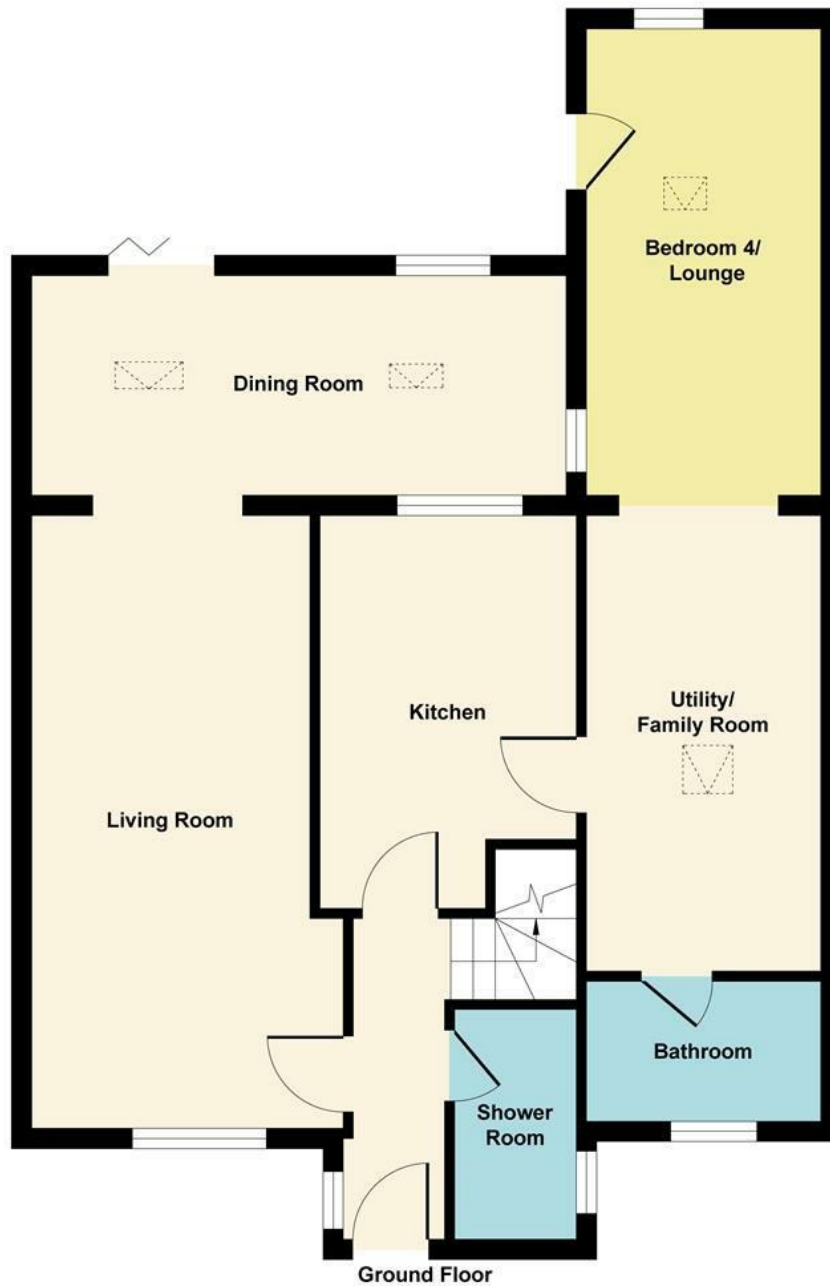


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Bedroom Two

8'43 x 7'56 (2.44m x 2.13m)

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

Bedroom Three

9'74 x 6'8 (2.74m x 2.03m)

Double glazed window to front elevation, radiator.

Outside

Front: A large block paved and gravel driveway provides off road parking for multiple vehicles and is enclosed by privet hedge, timber fence and a low level brick wall, gated access to rear.

Rear: A large decking area with pagoda leads onto a patio area and large laid lawn, the whole garden is enclose by timber fencing and privet hedges, timber shed, gated access to the front elevation.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	77	
(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