



12 St. Johns Place, Corby, NN17 1UF



**STUART
CHARLES**
ESTATE AGENTS

£220,000

Stuart Charles are pleased to offer FOR SALE this three bedroom semi detached family home located in the desirable Old Village area of Corby. Situated a short walk from Old Village primary, CTS and the old village high street an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, lounge, dining room, galley kitchen and guest W.C. To the first floor are three good size bedrooms and a three piece family bathroom. Outside to the front is large gravel driveway which provides off road parking for multiple vehicles. To the rear a large full width patio area leads onto a large laid lawn while being enclosed by timber fencing and privet hedges to the sides. Call now to view!!.

- GOOD SIZED LOUNGE
- DINING ROOM
- THREE GOOD SIZED ROOMS
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- CLOSE TO OLD VILLAGE HIGH STREET, SHOPS AND TRAIN STATION
- GALLEY KITCHEN
- GUEST W,C
- THREE PIECE FAMILY BATHROOM
- WALKING DISTANCE TO OLD VILLAGE PRIMARY SCHOOL
- WALKING DISTANCE TO SECONDARY SCHOOL AND NEW TRESHAM COLLEGE

Entrance Hall

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

Lounge

13'10 x 12'1 (4.22m x 3.68m)

Double glazed window to front elevation, radiator, Tv point, telephone point, gas fire, archway to:

Dining Room

10'3 x 8'4 (3.12m x 2.54m)

Double glazed door to rear elevation, radiator, door to:

Kitchen

10'2 x 8'5 (3.10m x 2.57m)

Fitted to comprise a range of base and eye level units with a one and half bowl steel sink and drainer, gas hob with extractor, electric oven, space for automatic washing machine, space for







free standing fridge/freezer, double glazed window to rear elevation, double glazed door to side elevation, door to:

Guest W.C

Fitted to comprise a low level pedestal, double glazed window to side elevation.

First Floor Landing

Loft access, double glazed window to side elevation, doors to:

Bedroom One

12'3 x 10'4 (3.73m x 3.15m)

Double glazed window to front elevation, radiator, built in wardrobe, airing cupboard with water tank.





Bedroom Two

13'5 x 8'4 (4.09m x 2.54m)

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

Bedroom Three

10'1 x 9'0 (3.07m x 2.74m)

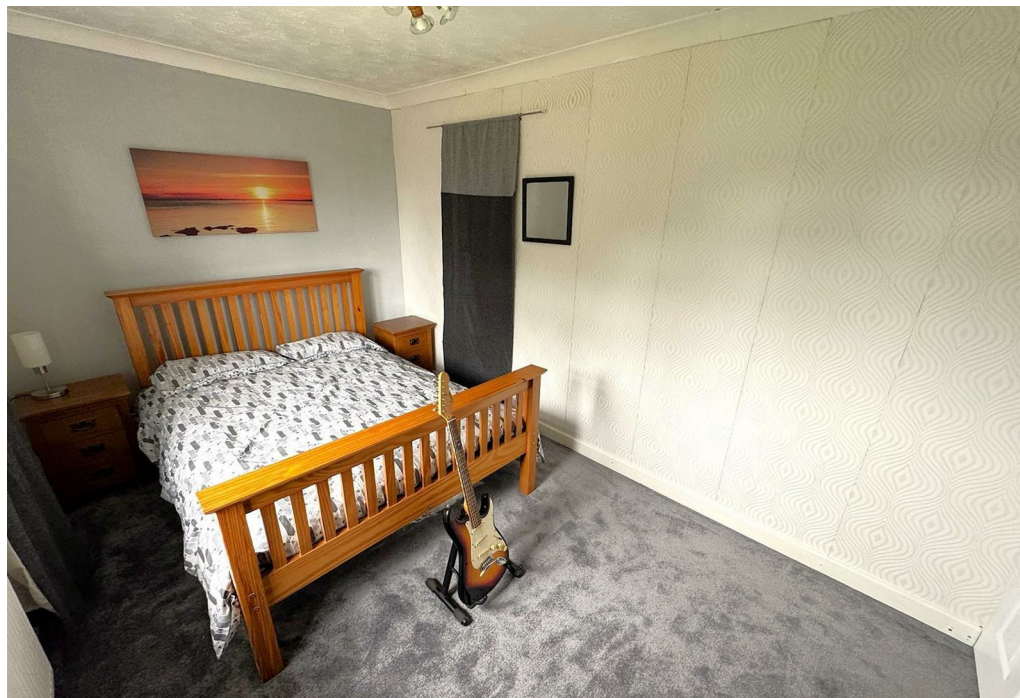
Double glazed window to front elevation, radiator.

Bathroom

7'1 x 5'5 (2.16m x 1.65m)

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

Outside





Front: A large gravel driveway provides off road parking for multiple vehicles and leads to side access.

Side: Built in storage barn.

Rear: A large patio area leads onto a laid lawn and down to a private barked area, the entire garden is enclosed by timber fencing and privet hedges 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		86
(81-91) B		
(69-80) C	65	
(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