



25 Farmstead Road, Corby, Northamptonshire, NN18 0LE



# £245,000

Stuart Charles are delighted to offer for sale this four bedroom home located on the popular Beanfield area of Corby. Being situated walking distance to several schools and close to the town centre this home is ideal for a growing family. The accommodation on offer comprises to the ground floor of an entrance hall, W.C, lounge/diner with log burner, and refitted kitchen. To the first floor are four good sized bedrooms and a modern shower room. Outside to the front there is a laid lawn with small fence surround with access to the gated driveway in the rear garden. To the rear is a large wrap around garden, with a mixture of laid lawn, patio and gravel area, all enclosed by timber fence surround. There is also a two garden sheds for extra convenience. Call now to book a viewing!!

- REFITTED KITCHEN
- DRIVEWAY WITH GATED ACCESS
- LOG BURNER IN THE LIVING ROOM
- NEW SHOWER ROOM
- WALKING DISTANCE TO SEVERAL SCHOOLS
- MODERN COMBI BOILER
- LARGE CORNER PLOT
- FOUR GOOD SIZE BEDROOMS
- CLOSE TO LOCAL SHOPS

## Entrance Hall

Entered via a double glazed door, radiator, under stairs storage, doors to:

## Kitchen

16'2 x 9'10 (4.93m x 3.00m)

Featuring a range of base and eye level units with a farmhouse sink and drainer, integrated dishwasher, integrated fridge/freezer, space for a washing machine, built in double oven and gas hob, radiator, double glazed window to rear elevation.

## Guest WC

Featuring a low level pedestal with sink, radiator, double glazed window to side elevation.

## Lounge/Diner

23'1 x 10'9 (7.04m x 3.28m)

Double glazed window to front elevation, radiator, double glazed French doors to rear elevation, log burner, telephone point, door to:







## Landing

Loft access, doors to:

### Bedroom One

12'9 x 10'9 (3.89m x 3.28m)

Double glazed window to rear elevation, two double built in wardrobes, radiator.

### Bedroom Two

10'9 x 10'5 (3.28m x 3.18m)

Double glazed window to front elevation, double built in wardrobes, radiator.

### Bedroom Three

9'11 x 6'11 (3.02m x 2.11m)

Double glazed window to front elevation, radiator.





### Bedroom Four

10' x 6'11 (3.05m x 2.11m)

Double glazed window to rear elevation, radiator.

### Shower Room

6'10 x 5'9 (2.08m x 1.75m)

Featuring a three piece suite comprising a mains feed walk-in shower, a low level wash hand basin, low level pedestal, extractor fan, double glazed window to the side elevation, radiator.

### Outside

To the front there is a laid lawn with small fence surround with access to the gated driveway in the rear garden.





To the rear is a large wrap around garden, with a mixture of laid lawn, patio and gravel area, all enclosed by timber fence surround. There is also a two garden sheds for extra convenience





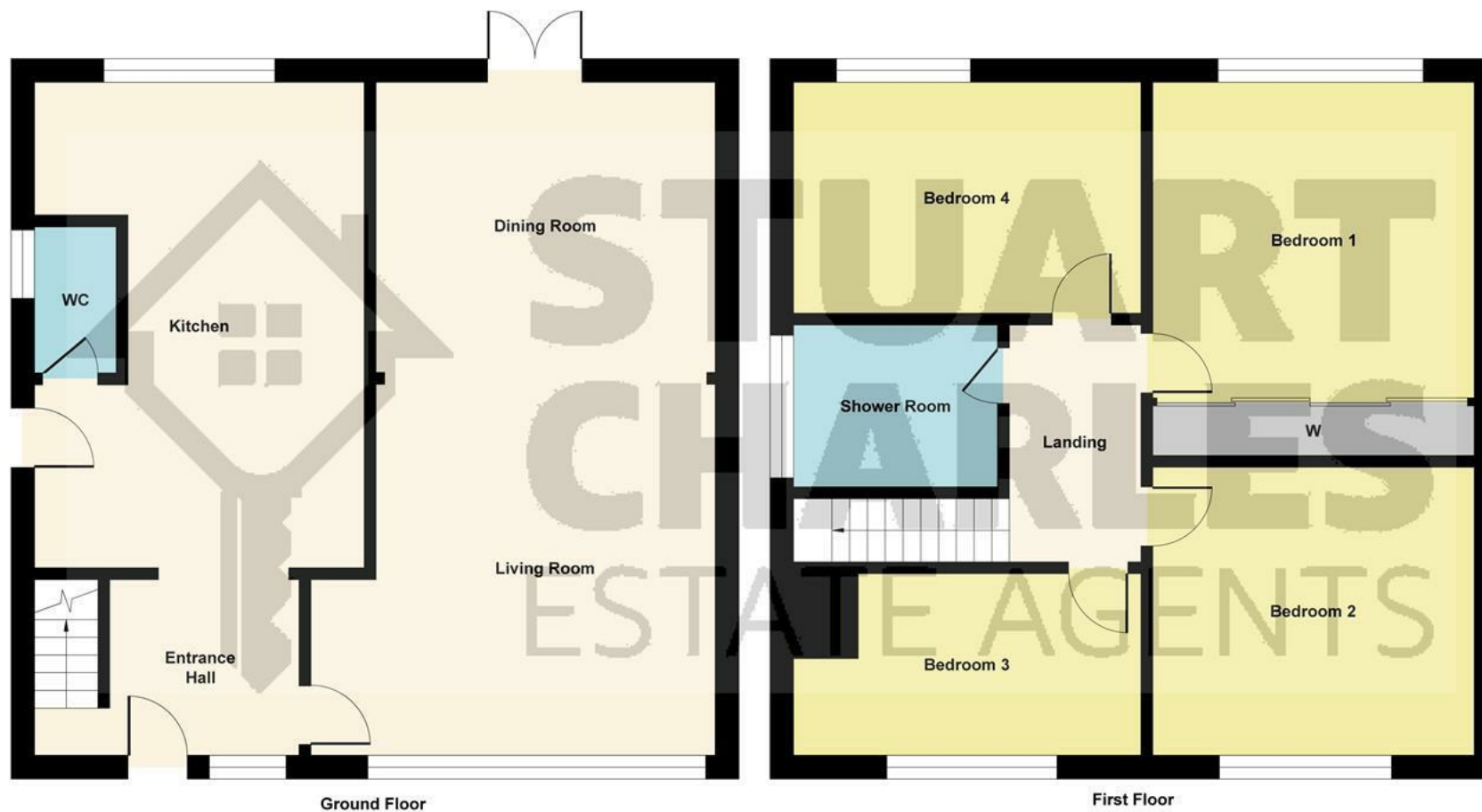


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

| Energy Efficiency Rating                    |         |                                                                                                                  |
|---------------------------------------------|---------|------------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                        |
| Very energy efficient - lower running costs |         |                                                                                                                  |
| 92 plus <b>A</b>                            |         |                                                                                                                  |
| 81-91 <b>B</b>                              |         |                                                                                                                  |
| 69-80 <b>C</b>                              |         |                                                                                                                  |
| 55-68 <b>D</b>                              |         |                                                                                                                  |
| 39-54 <b>E</b>                              |         |                                                                                                                  |
| 21-38 <b>F</b>                              |         |                                                                                                                  |
| 1-40 <b>G</b>                               |         |                                                                                                                  |
| Not energy efficient - higher running costs |         |                                                                                                                  |
| England & Wales                             |         | EU Directive<br>2002/91/EC  |