



9 Chapman Grove, Corby, NN17 1HL



**STUART  
CHARLES**  
ESTATE AGENTS



**£209,950**

Stuart Charles are delighted to offer FOR SALE this TWO DOUBLE bedroom semi detached home located in the ever popular Lloyds area of Corby. Situated a short walk to multiple primary and second schools as well as several shopping area's an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, ground floor three piece shower room, lounge, dining room, kitchen and conservatory. To the first floor are two double bedrooms and a two piece W.C. Outside to the front a large laid lawn is enclosed by flower beds and a low level wall to the sides and this leads to a large driveway for multiple vehicles and a detached garage. To the rear is a large U shaped patio area which features matures flower beds and timber fencing to all sides. Call now to view!!.

- NO CHAIN
- OPEN PLAN KITCHEN
- TWO DOUBLE BEDROOMS
- QUIET CUL DE SAC
- WALKING DISTANCE TO SHOPS
- LOUNGE AND SEPARATE DINING ROOM
- CONSERVATORY
- LARGE DRIVEWAY AND GARAGE
- CLOSE TO LOCAL SCHOOLS
- WALKING DISTANCE TO WEST GLEBE PARK AND TRAIN STATION

### Entrance Hall

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

### Lounge

15'11 x 11'11 (4.85m x 3.63m)

Double glazed bow window to front elevation, radiator, fitted gas fire with feature surround, Tv point, telephone point, sliding doors to:

### Dining Room

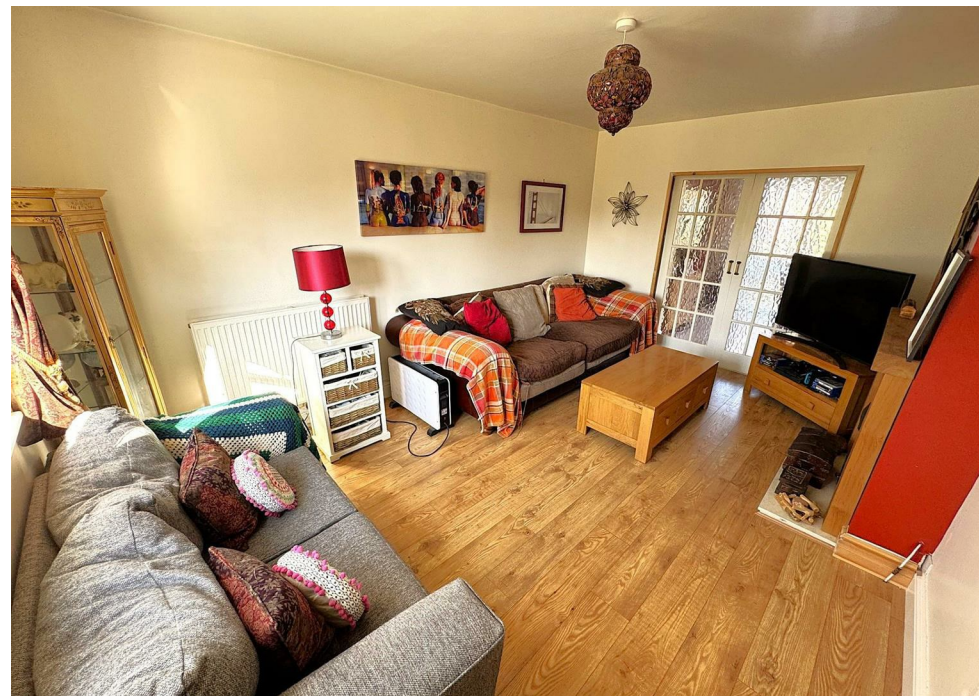
9'9 x 9'2 (2.97m x 2.79m)

Double glazed French doors to rear, radiator, door to:

### Kitchen

20'2 x 9'8 (6.15m x 2.95m)

Fitted to comprise a range of base and eye level units with a single steel sink and drainer, gas hob with electric oven, space for free standing fridge/freezer, space for automatic washing machine,













wall mounted combi boiler, radiator, double glazed window to side, double glazed door to:

### **Conservatory**

9'0 x 8'3 (2.74m x 2.51m)

Double glazed windows to side and rear, double glazed doors to side.

### **Shower Room**

7'8 x 5'3 (2.34m x 1.60m)

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









### First Floor Landing

Stairs rising from first floor landing, double glazed window to side elevation. doors to:

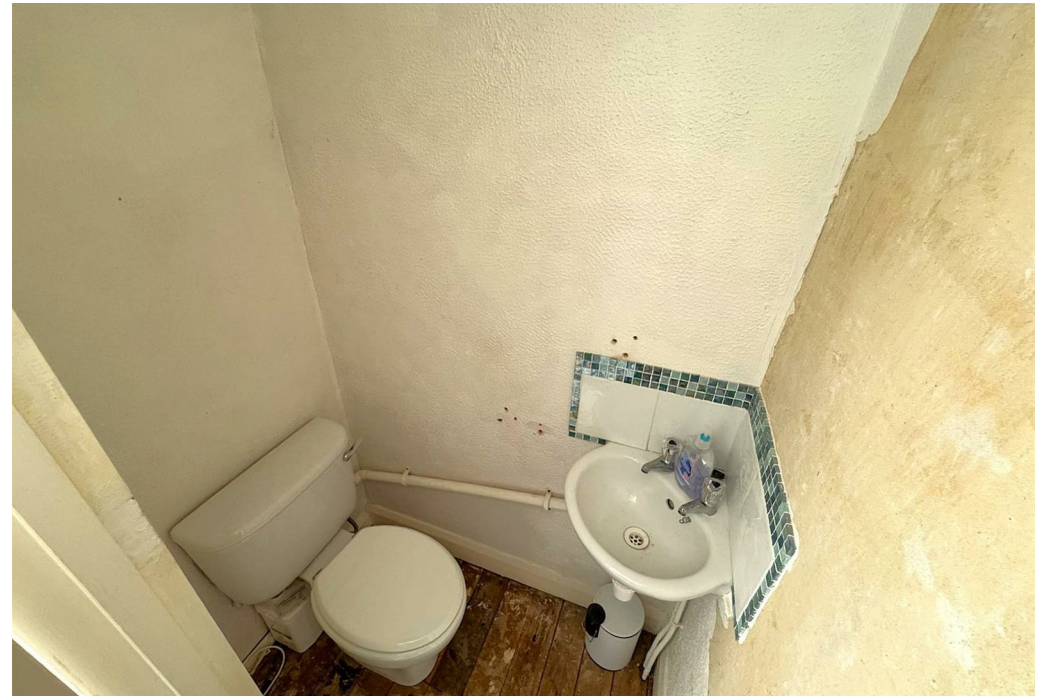
### W.C

Featuring a to piece white suite with a low level pedestal, low level wash hand basin, extractor fan.

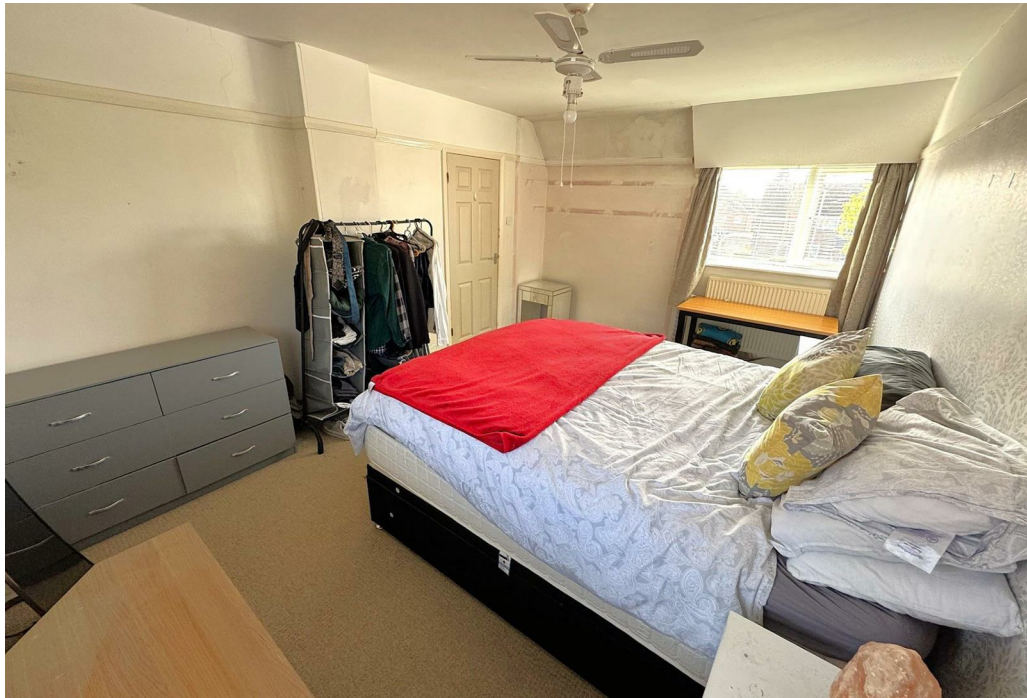
### Bedroom One

15'11 x 11'9 (4.85m x 3.58m)

Double glazed window to front and rear elevations, two radiators.









## Bedroom Two

8'4 x 7'11 (2.54m x 2.41m)

Double glazed window to side elevation, radiator, built in triple wardrobes.

## Outside

Front: A large shared access driveway provides off road parking for multiple vehicles and has a large laid lawn to the side with established flower beds.

Side: A driveway continues and leads to a detached garage with up and over door and gated side access.

Rear: A large low maintenance patio garden is enclosed by timber fencing to all sides with mature flower beds, gated access to driveway.

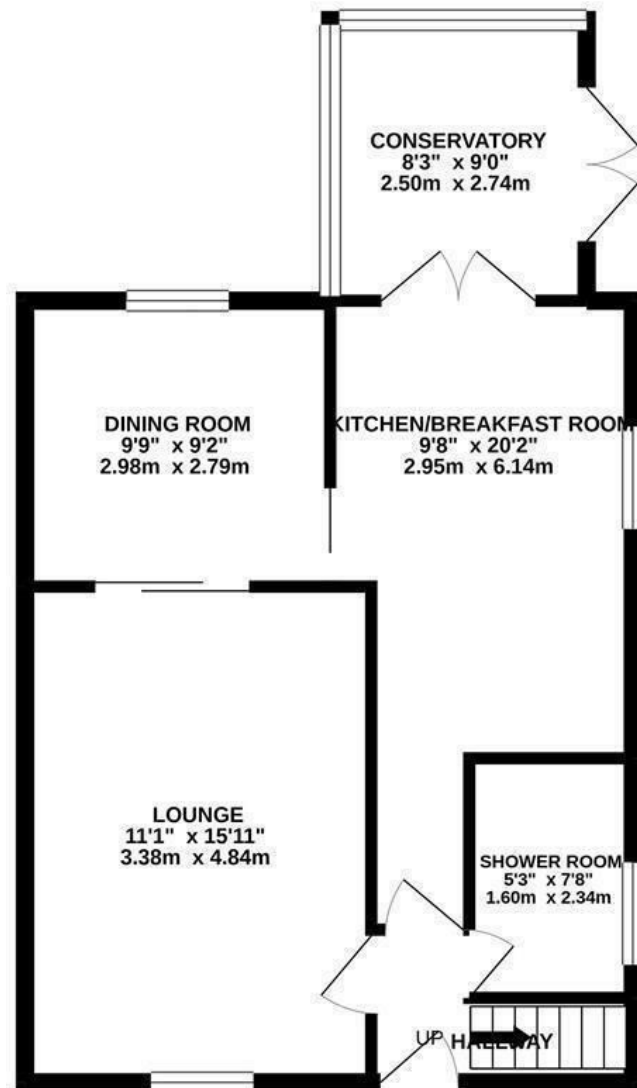




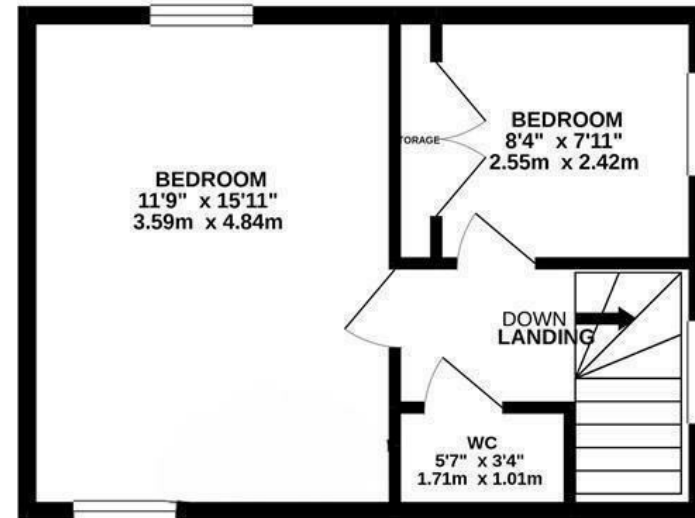




GROUND FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 sq.m.) approx.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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 2002/91/EC		