



64 London Road, Corby, NN17 5BD



# £325,000

Stuart Charles are delighted to offer for sale with NO CHAIN this three bedroom three storey semi detached home located in the in Priors Hall area. Situated a short walk away from both primary and secondary schools and the main shopping parade an early viewing is recommended to avoid missing out on this home. The accommodation to the ground floor comprises of a large entrance hall, W.C, kitchen/diner and lounge with French doors onto the garden. To the first floor are two double bedrooms and the family bathroom, the second bedroom also benefits with ensuite facilities. To the second floor which is devoted solely to the master bedroom and en suite with walk in wardrobe. Outside to the rear is a south facing landscaped garden with a pergola, patio and laid lawn areas, all enclosed by timber fence surround. There is a brick built out building with a multitude of uses, currently being used as a gym and utility area. To the front is large driveway and frontage which can be used for additional parking. Call now to book a viewing!!!

- NHBC WARRANTY
- INTEGRATED APPLIANCES
- WELL PRESENTED THROUGHOUT
- LARGE BRICK OUT BUILDINGS
- CUL-DE-SAC LOCATION
- THREE BATHROOMS
- THREE DOUBLE BEDROOMS
- LANDSCAPED SOUTH FACING GARDEN
- LARGE DRIVEWAY
- SOLAR PANELS

## Entrance Hall

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

## Lounge

14'3 x 13'1 (4.34m x 3.99m)

Double glazed window to front elevation, radiator, media wall, telephone point, opening to:

## Kitchen/Diner

17'5 x 14'6 (5.31m x 4.42m)

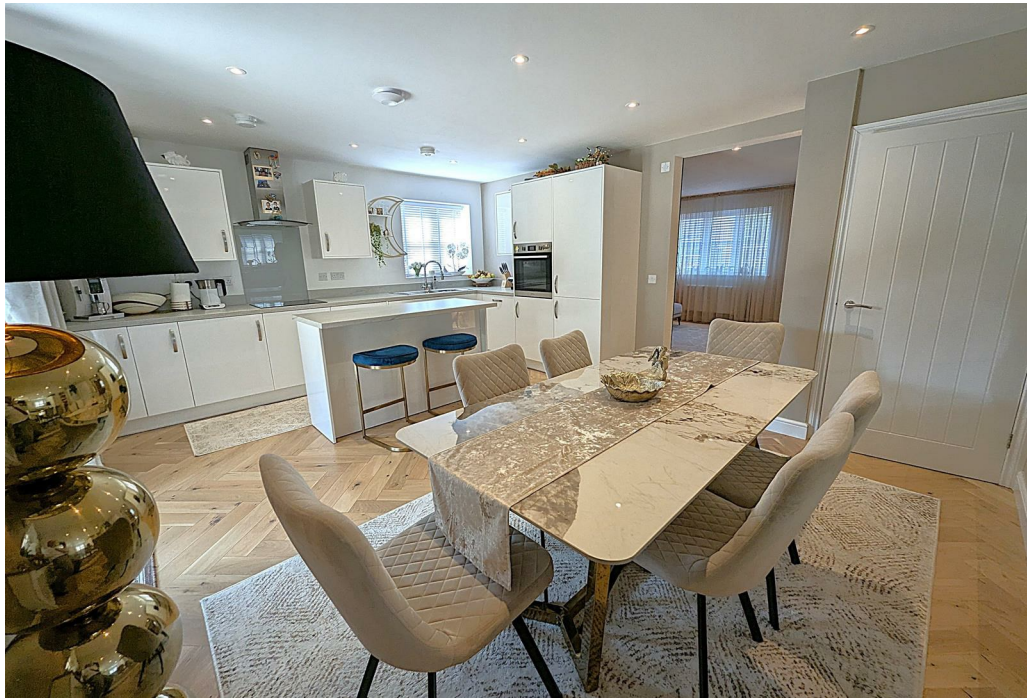
Featuring a range of base and eye level units with a one and half bowl steel sink, electric hob with electric oven and extractor, integrated fridge/freezer, integrated dishwasher, radiator, double glazed window to side elevation, double glazed french door to rear elevation.

## Landing

Radiator, storage cupboard, stairs rising to second floor landing, doors to:













## Bedroom Two

14'3 x 11'10 (4.34m x 3.61m)

Double glazed window to front, radiator.

## En-Suite

6'3 x 5'2 (1.91m x 1.57m)

Featuring a three piece suite with a mains feed shower, low level pedestal, low level wash and basin, radiator, double glazed window to front.

## Bedroom Three

Double glazed window to rear, radiator.









### Bathroom

6'3 x 6'2 (1.91m x 1.88m)

Featuring a three piece suite with a panel bath and mixer shower tap, low level pedestal, low level wash hand basin, double glazed window to side, radiator.

### Lobby

12'8 x 6'8 (3.86m x 2.03m)

Stairs rising to second floor landing, double glazed window to rear, radiator.

### Bedroom One

16'8 x 12'5 (5.08m x 3.78m)

Radiator, tv point, walk in wardrobe, double glazed window to side, door to.









### En-Suite

6'6 x 4'11 (1.98m x 1.50m)

Featuring a three piece suite with a mains feed shower, low level pedestal, low level wash and basin, radiator.

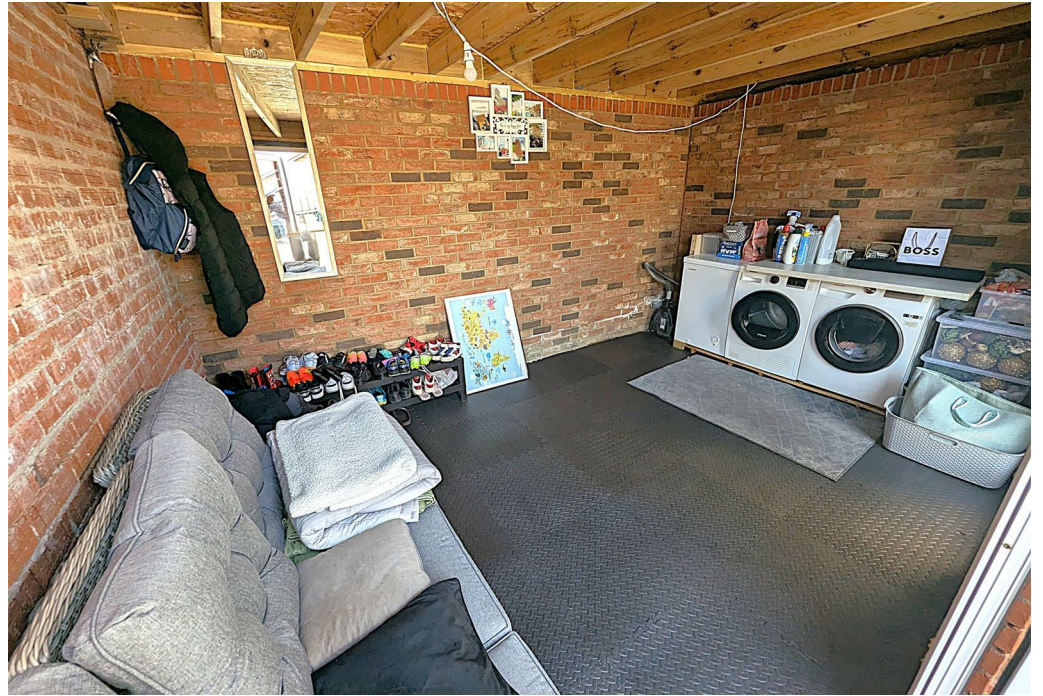
### Outside

To the rear is a south facing landscaped garden with a pergola, patio and laid lawn areas, all enclosed by timber fence surround. There is a brick built out building with a multitude of uses, currently being used as a gym and utility area.

To the front is large driveway and frontage which can be used for additional parking













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>		
1-10 <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 