



52 Bamburg Close, Corby, NN18 9PB



# £195,000

Stuart Charles are delighted to offer for sale with NO CHAIN this three bedroom semi detached home located in popular Danesholme area of Corby. Situated at the bottom of a quiet cul de sac and within walking distance to multiple schools and shops as well as the spread eagle restaurant, an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, guest WC, galley kitchen and an open plane lounge/diner. To the first floor are three good sized bedrooms and a three piece wet room. Outside to the front is a low maintenance gravel area with gated side access, to the rear a large patio area leads onto a large laid lawn with a pedestrian door to the rear of the garage. Off road parking is located in front of the garage for multiple vehicles as well. call now to view!!.

- NO CHAIN
- GALLEY KITCHEN
- THREE GOOD SIZED BEDROOMS
- LARGE REAR GARDEN
- WALKING DISTANCE TO DANESHOLME JUNIORS AND KINGSWOOD ACADEMY
- GUEST W.C
- LARGE LOUNGE/DINER
- WET ROOM
- OFF ROAD PARKING AND GARAGE
- CLOSE TO SHOPS AND SPREAD EAGLE RESTAURANT

## Entrance Hall

Entered via a double glazed door, radiator, doors to:

## Guest W.C

Fitted to comprise a two piece suite consisting of a low level pedestal, low level wash hand basin.

## Kitchen

9'7 x 9'7 (2.92m x 2.92m)

Fitted to comprise a range of base and

eye level units with a one and half bowl steel sink and drainer, space for free standing cooker, space for automatic washing machine, space for low level fridge and freezer, double glazed window to rear elevation.

## Lounge/Diner

20'5 x 16'8 (6.22m x 5.08m)

Double glazed French doors to rear elevation, Tv point, telephone point, two radiators, double glazed window to













front and side elevation, electric fire, stairs rising to first floor landing.

### First Floor Landing

Loft access, cupboard, door to:

### Bedroom One

16'8 x 9'0 (5.08m x 2.74m)

Double glazed window to front and side elevation, radiator, built in wardrobe.

### Bedroom Two

12'3 x 11'3 (3.73m x 3.43m)

Double glazed window to side elevation, radiator, airing cupboard with combi boiler, built in wardrobes.









### Bedroom Three

10'8 x 6'6 (3.25m x 1.98m)

Double glazed window to side elevation, radiator.

### Wet Room

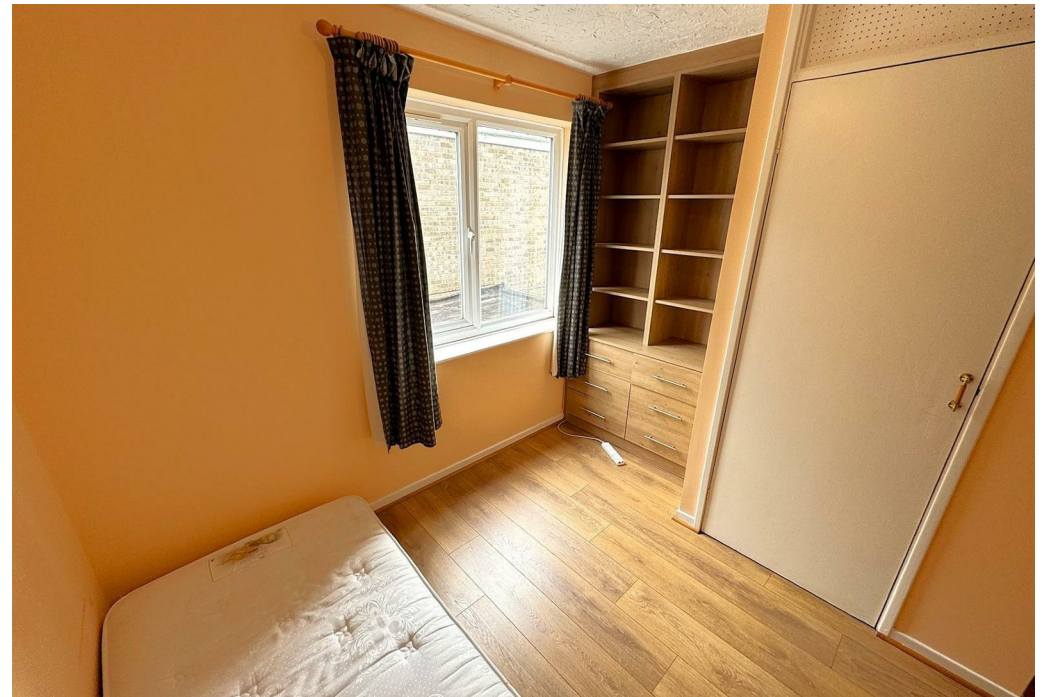
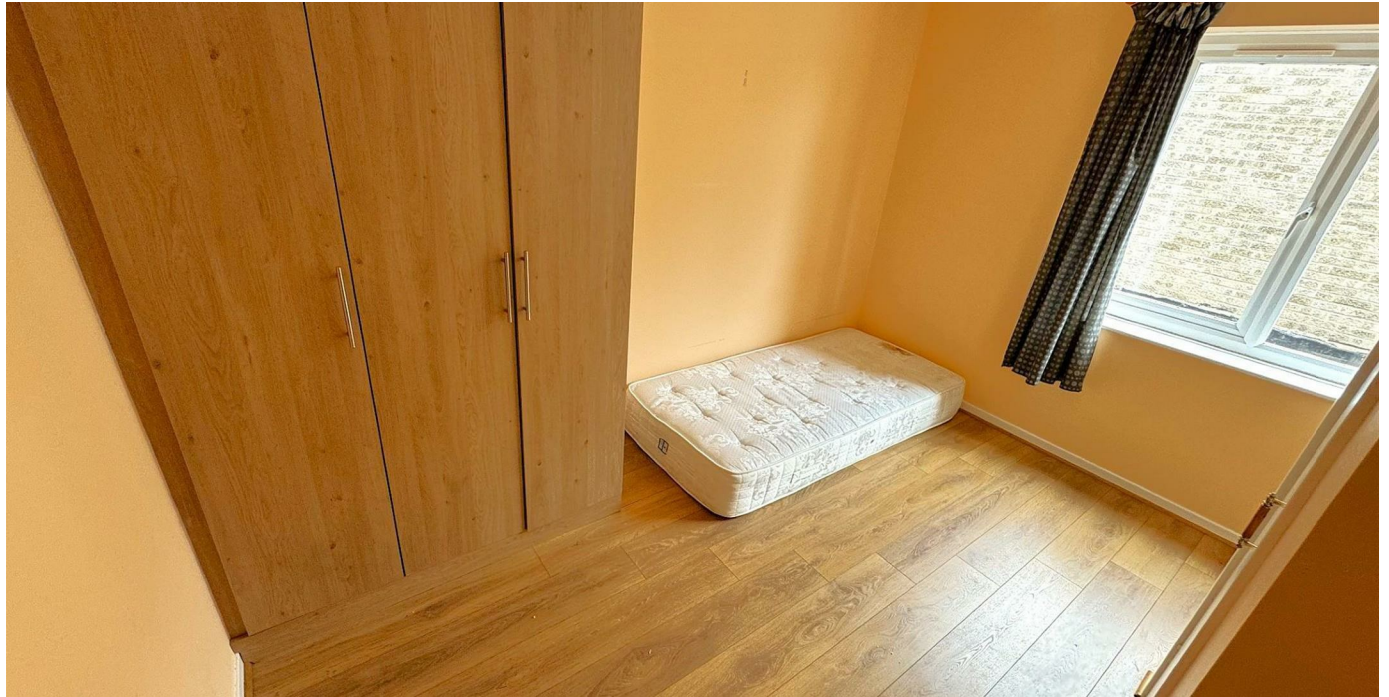
7'6 x 6'6 (2.29m x 1.98m)

Fitted to comprise a walk in wet room with an electric shower, low level pedestal, low level wash hand basin, radiator, double glazed window to side elevation.

### Outside

Front: A low maintenance gravel area leads to the front door and gated side access.

Side: Off road parking is provided for multiple vehicles









and leads to a garage.

Garage: With up and over door, pedestrian door to rear gives access to garden.

Rear: A large patio area leads onto a large laid lawn and is enclosed by timber fencing to all sides.

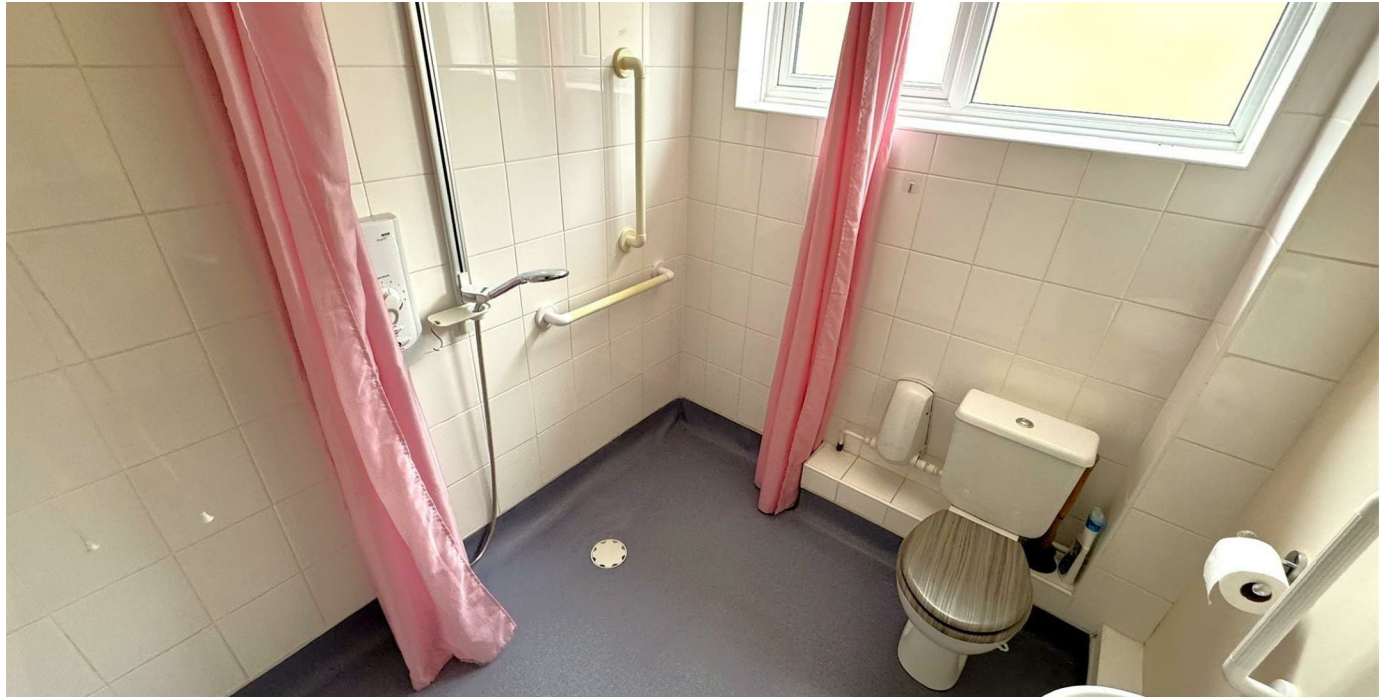






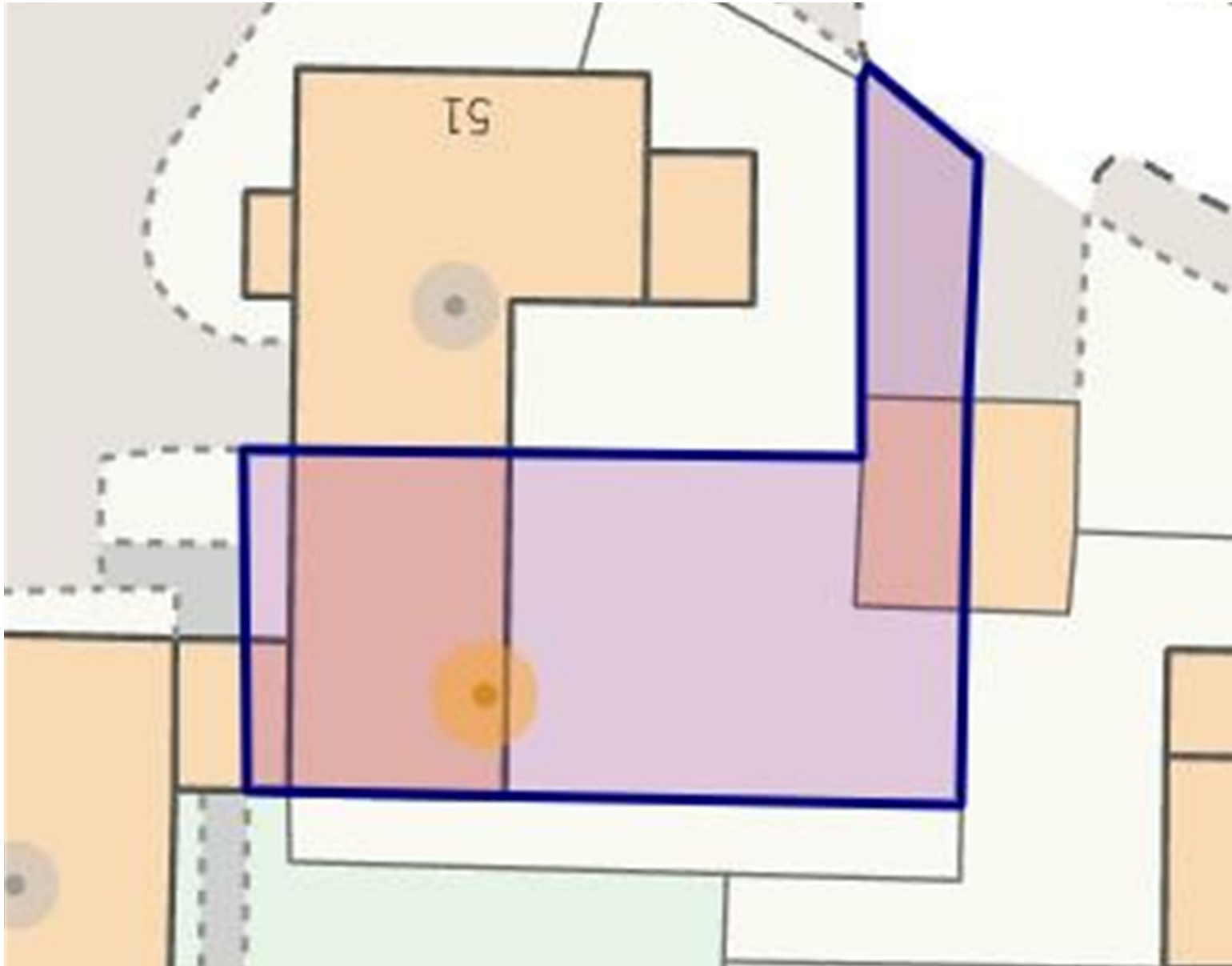




Illustration for identification purposes only, measurements are approximate, not to scale.

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>                            |         | 78        |
| (55-68) <b>D</b>                            | 64      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |