



51 Westfields Road, Corby, NN17 1HF

£270,000

Stuart Charles are delighted to offer for sale this THREE/FOUR bedroom extended semi detached home located in the desirable Lloyds area of Corby. Situated a short walk away from a host of amenities to include several shops, primary and secondary schools and a short walk away from the town centre and train station. The accommodation comprises to the ground floor of an entrance hall, downstairs guest wc, large lounge, extended dining room and kitchen. To the first floor are three good sized bedrooms with the master bedroom benefiting from built in wardrobes, there is also a study for anyone looking to work from home. Outside to the front is a large block paved driveway and graveled area which provides parking for multiple vehicles and is enclosed by brick wall surround. To the rear is a low maintenance garden with a block paved patio area and a brick built shed, the whole garden is enclosed timber fencing. An early viewing is recommended to avoid missing out on this home!!

- EXTENDED LIVING SPACE
- THREE DOUBLE BEDROOMS
- DOWNSTAIRS GUEST WC
- OPEN PLAN KITCHEN DINING AREA
- WALKING DISTANCES TO SHOPS
- LARGE DRIVEWAY
- FOUR PIECE BATHROOM
- LOW MAINTENANCE REAR GARDEN
- CLOSE TO LOCAL SCHOOLS
- CHILDRENS PARKS CLOSE BY

Entrance Hall

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

Guest WC

Fitted to comprise a low level pedestal and sink, double glazed window to rear elevation.

Lounge

18'2 x 11'2 (5.54m x 3.40m)

Double glazed window to front elevation, French doors to the rear elevation tv point, telephone point, feature fire place, radiator.

Conservatory

9'4 x 8'10 (2.84m x 2.69m)

Brick built base, power and lights, radiator, double glazed windows and French doors to side.







Kitchen/Breakfast Room

17'4 x 10'5 (5.28m x 3.18m)

Fitted to comprise a range of base and eye level units with a sink and drainer, electric hob with extractor, two electric oven, space for automatic washing machine, space for fridge/freezer, radiator, double glazed window to rear elevation, opening to:

Dining Room

12'10 x 9'10 (3.91m x 3.00m)

Double glazed window to rear elevation, double glazed door to the side elevation radiator, telephone point.

Landing

Loft access.





Bedroom One

13'6 x 9'10 (4.11m x 3.00m)

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

Bedroom Two

9'10 x 7'10 (3.00m x 2.39m)

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

Bedroom Three

9'10 x 7'8 (3.00m x 2.34m)

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





Study

5'10 x 5'6 (1.78m x 1.68m)

Double glazed window to side elevation, radiator.

Bathroom

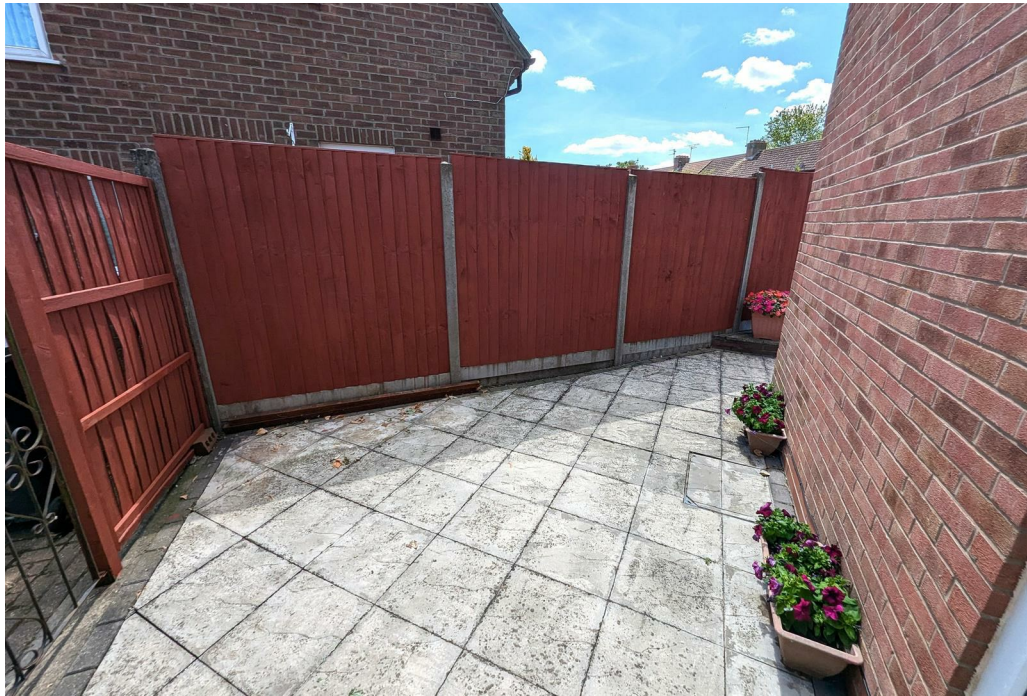
10'0" max x 7'4" max (3.05m max x 2.24m max)

Featuring a four piece bathroom suite comprising a low level bath, separate mains feed shower cubicle, low level pedestal, low level wash hand basin, radiator, double glazed window to front elevation.

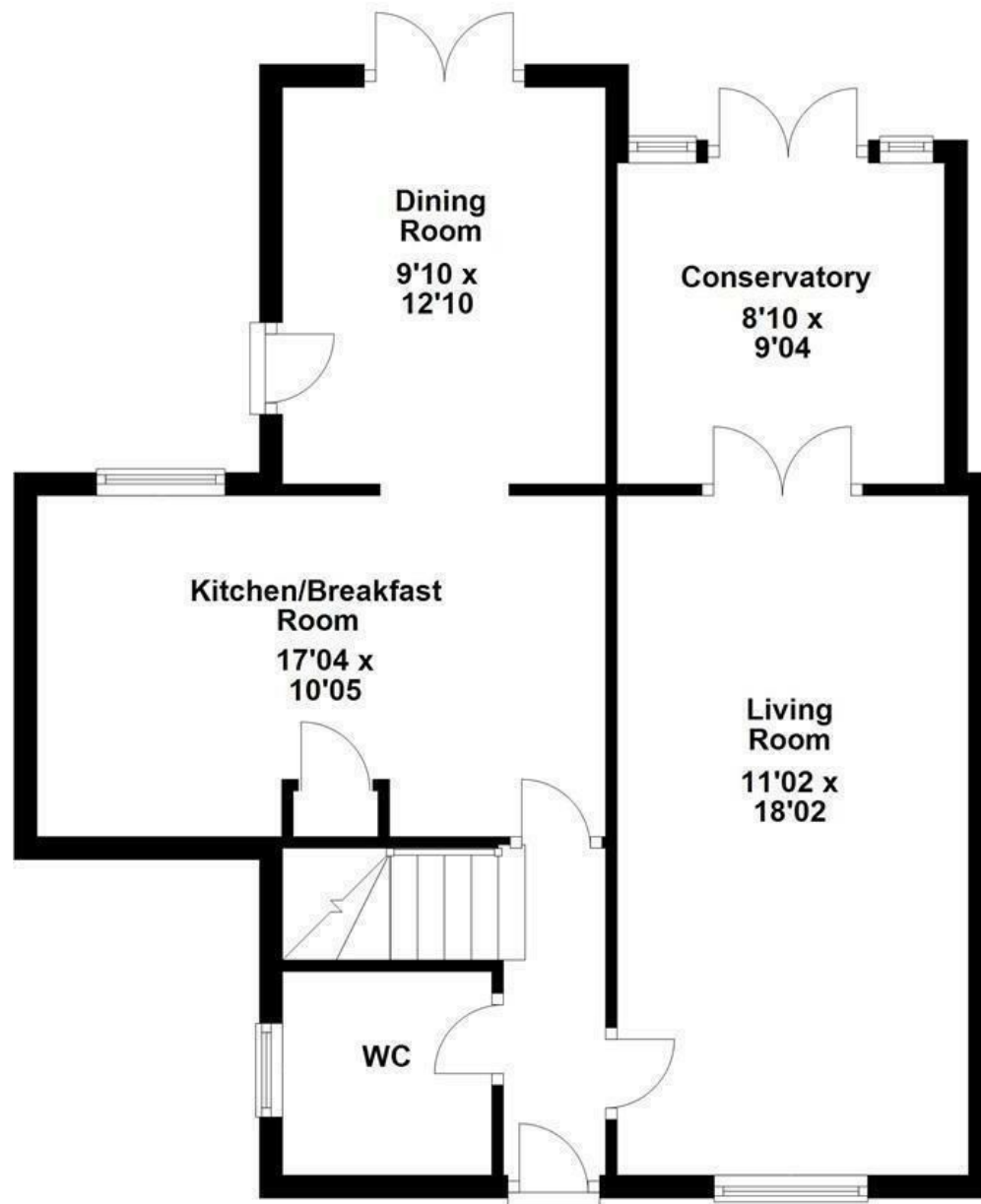
Outside

To the front is a large block paved driveway and graveled area which provides parking for multiple vehicles and is enclosed by brick wall surround.

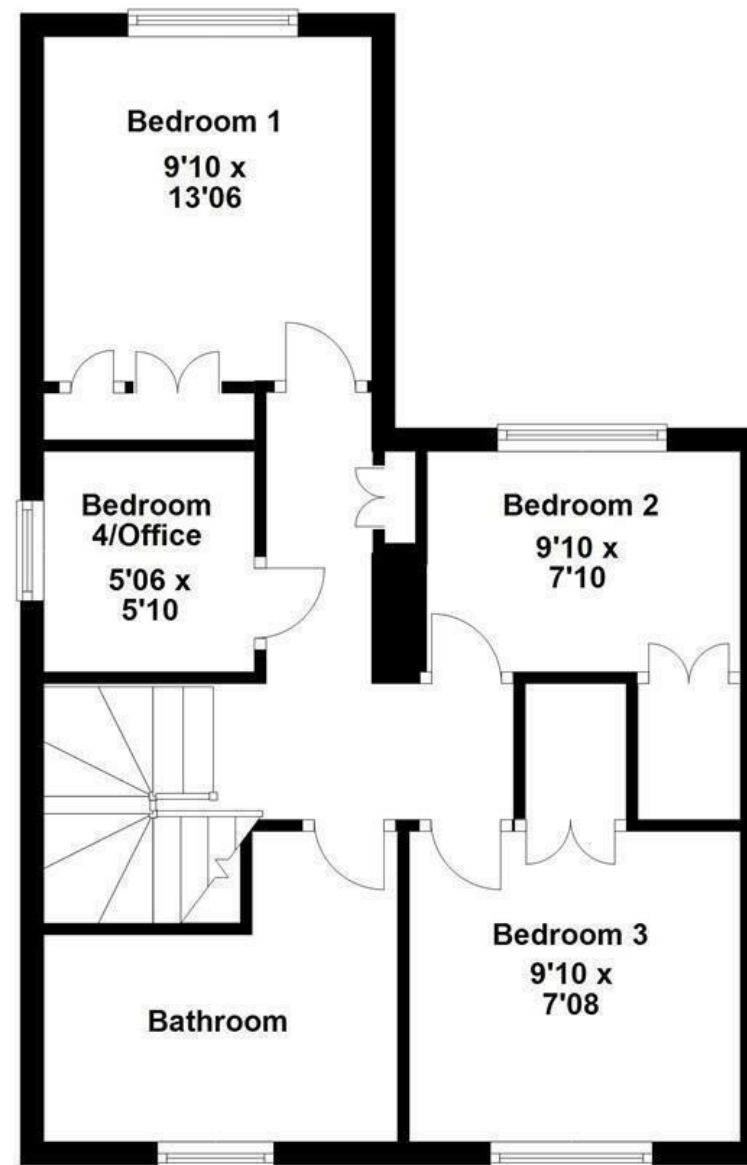




Ground Floor



First Floor



Floor plan not to scale - for guidance purposes only.



To the rear is a low maintenance garden with a block paved patio area and a brick built shed, the whole garden is enclosed timber fencing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(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		