



163 Occupation Road, Corby, NN17 1EQ



# £185,000

Stuart Charles are delighted to offer FOR SALE with NO CHAIN this three bedroom semi detached home located in the ever popular Lloyds area of Corby. although in need of modernisation this home is situated a short walk from a range of amenities to include multiple schools and shopping areas as well as just a short walk to the town centre.. The accommodation comprises to the ground floor of an entrance hall, lounge, open plan kitchen/diner, storage room and guest W.C. To the first floor are three good sized bedrooms and a three piece bathroom. Outside to the front is a laid lawn that leads to a driveway which provides off road parking. To the rear a large patio area leads onto a larger than average laid lawn which is enclosed by timber fencing to all sides. Call now to view.

- IN NEED OF MODERNISATION
- GOOD SIZED LOUNGE
- CONSERVATORY
- THREE PIECE FAMILY BATHROOM
- LARGE REAR GARDEN
- IDEALLY SUITED FOR LOCAL SCHOOLS AND SHOPS
- OPEN KITCHEN/DINER
- THREE BEDROOMS
- OFF ROAD PARKING
- CLOSE TO THOROUGHSALE WOODS, THE BOATING LAKE AND TOWN CENTRE

## Entrance Porch

Entered via a double glazed door, door to:

## Entrance Hall

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

## Lounge

13'10 x 12'11 (4.22m x 3.94m)

Double glazed window to front

elevation, Tv point, telephone point, radiator, archway to:

## Kitchen/Diner

20'8 x 8'7 (6.30m x 2.62m)

Fitted to comprise a range of base and eye level units with a single sink and drainer, space for free standing cooker, space for free standing fridge/freezer, space for automatic dishwasher, radiator, double glazed window to rear elevation, door to utility room, double glazed patio to conservatory.













### Conservatory

10'0 x 9'0 (3.05m x 2.74m)

Double glazed window and door to side and rear elevation.

### Store Room

Door to side elevation, door to:

### W.C

Fitted to comprise a low level pedestal and window to side elevation.

### First Floor Landing

Loft access, double glazed window to side elevation, door to:









12'2 x 10'7 (3.71m x 3.23m)

## Bedroom Two

13'5 x8'7 (4.09m x2.62m)

### Bedroom Three

9'2 x 8'7 (2.79m x 2.62m)

Double glazed window to front elevation, radiator.









## Bathroom

Fitted to comprise a three piece suite with a panel bath and electric shower over, low level pedestal, low level wash hand basin, radiator, double glazed window to rear elevation.

## Outside

Front: A low maintenance lawn leads onto a driveway that provides off road parking and gated access to the rear.

Rear: A large patio area leads onto a larger than average laid lawn with the garden being enclosed by timber fencing to all sides.









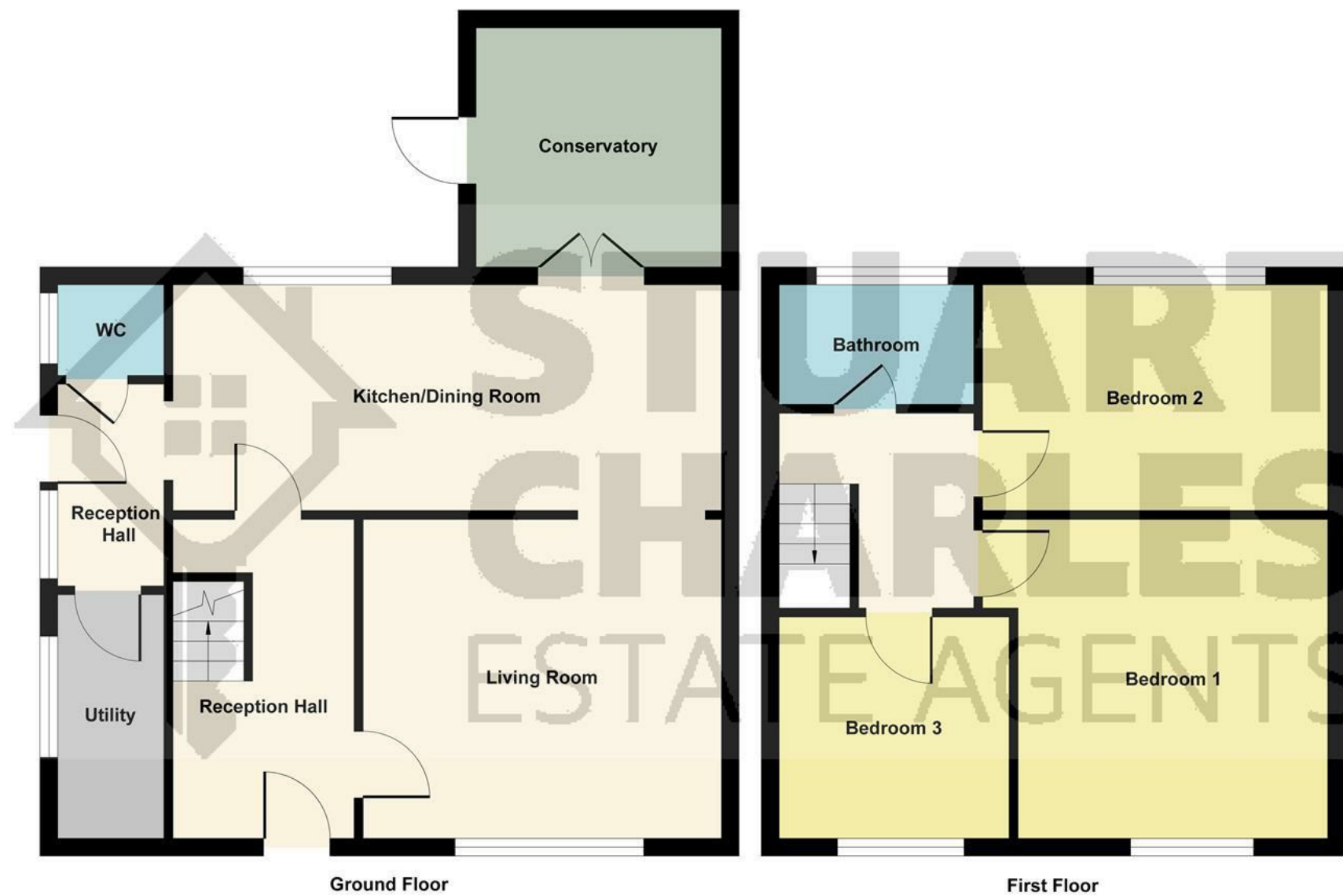


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



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>		
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 2002/91/EC 