



9 Humber Walk, Corby, NN17 2JU

£235,000

Stuart Charles estate agents are delighted to offer for sale this three bedroom home located on the Shire lodge area of Corby. With a host of amenities within walking distance makes this a great family home or rental property. The accommodation on offer comprises to the ground floor of an entrance hall, large lounge/diner, kitchen, and guest W.C. To the first floor are three double bedrooms, all with built in wardrobes, and a three piece family bathroom. Outside to the front a large laid lawn area with brick wall surround, with side gated access to the rear. To the rear is large patio leading to a laid lawn with mature bushes and plants borders. There is a garage and driveway to the rear with parking for multiple cars. You will also find a brick built shed for extra storage. Call now to book a viewing!!

- GARAGE AND DRIVEWAY
- LARGE LOUNGE/DINER
- THREE DOUBLE BEDROOMS
- WELL PRESENTED THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- DOWNSTAIRS GUEST WC
- MODERN KITCHEN
- CUL-DE-SAC LOCATION
- LOCAL PARKS WITHIN WALKING DISTANCE

Entrance Porch

Double glazed patio door to the front elevation, door to:

Entrance Hall

Single glazed door to the front elevation, under stairs storage, stairs raising to first floor landing, radiator, doors to

Lounge/Diner

20'11 x 11'2 (6.38m x 3.40m)

Double glazed French doors to rear elevation, double glazed patio doors to rear elevation, radiator.

Kitchen

12' x 9'9 (3.66m x 2.97m)

Fitted to comprise a range of base and eye level units with a one and a half bowl sink, gas hob, integrated oven, integrated dishwasher, integrated







washing machine, integrated fridge/freezer, radiator, double glazed door to side elevation, double glazed window to front door to:

Guest WC

Featuring a two piece suite with a low level pedestal and wash hand basin, double glazed window to the front elevation, radiator.

Landing

Stairs rising from first floor landing, storage cupboard, doors to:





Bedroom One

13'10 x 9'11 (4.22m x 3.02m)

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

Bedroom Two

10'11 x 10'3 (3.33m x 3.12m)

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

Bedroom Three

9'10 x 9'5 (3.00m x 2.87m)

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





Bathroom

6'6 x 6'2 (1.98m x 1.88m)

Fitted to comprise a three piece suite consisting of a panel bath, low level pedestal, low level wash hand basin, radiator, double glazed window to front elevation.

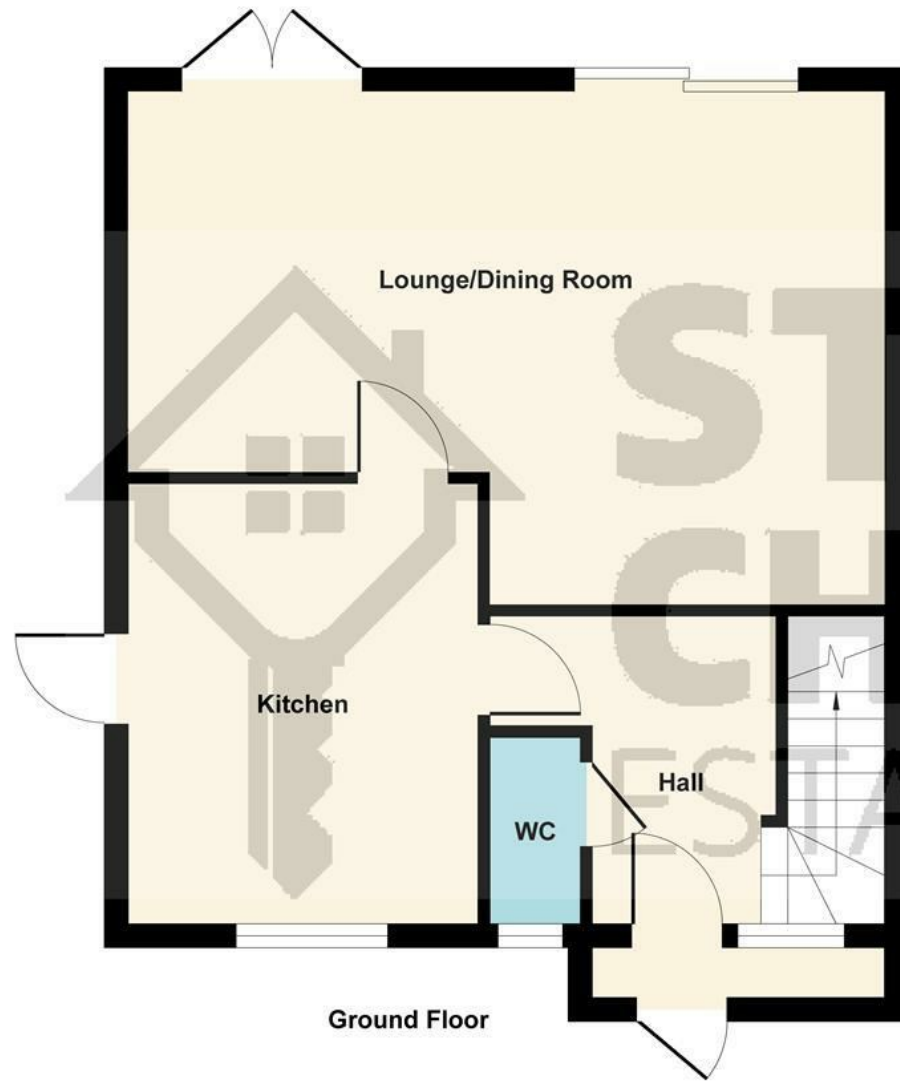
Outside

To the front a large laid lawn area with brick wall surround, with side gated access to the rear.

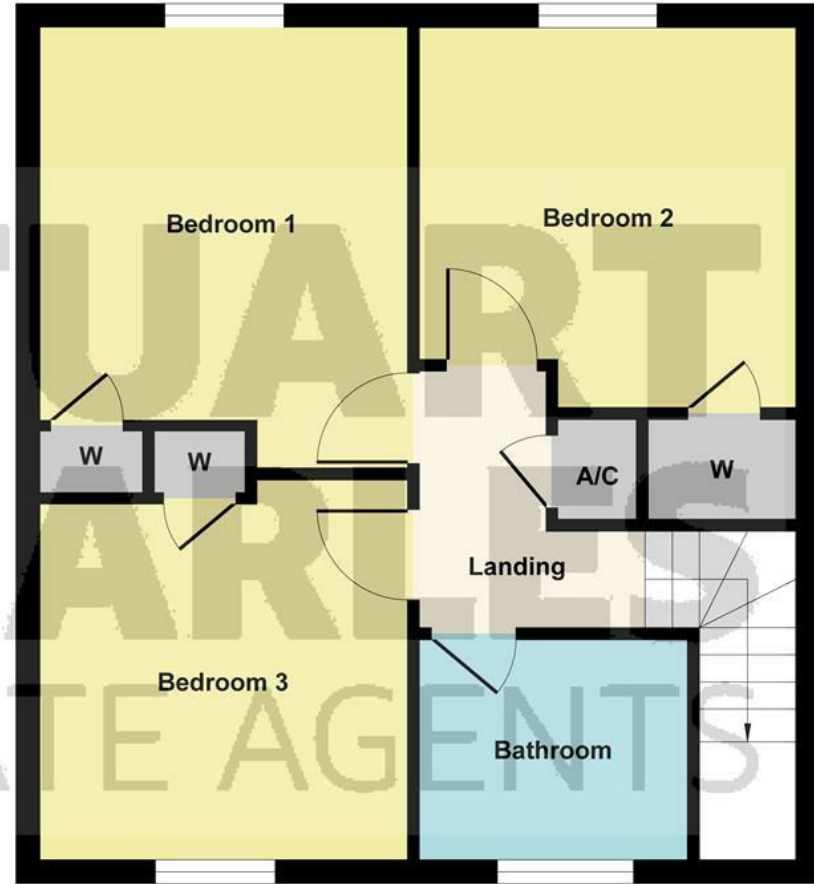
To the rear is large patio leading to a laid lawn with mature bushes and plants borders surround. There is a garage and driveway to the rear with parking for multiple cars. You will also find a brick built shed for extra storage







Ground Floor



First Floor

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 A		
81-91 B		
69-80 C		
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 		