



188 Gainsborough Road, Corby, NN18 0RQ

£199,950

Stuart Charles are delighted to offer for sale this three bedroom home located a short walk from Corby town centre. Positioned within walking distance of several schools and local shops an early viewing is recommended to avoid missing out on this home. The accommodation to the ground floor comprises of an entrance hall, open area to include, lounge, kitchen/diner. There is also a utility room with guest WC. To the first floor are three good sized bedrooms, and a refitted bathroom. Outside to the front is a driveway for two cars with small fence surround. The rear the garden is split into two levels with a large patio area, all covered with a wooden pergola. There are steps that lead up to the laid lawn and a further patio to the back of the garden. Call now to book a viewing!!

- DRIVEWAY
- NEW BATHROOM
- PERGOLA
- THREE GOOD SIZE BEDROOMS
- GUEST WC
- FULLY RENOVATED
- NEW KITCHEN
- COMBI BOILER
- OPEN PLAN LIVING AREA

Entrance Hall

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

Lounge

13'4 x 10'5 (4.06m x 3.18m)

Double glazed window to front elevation, radiators, tv point, door to:

Kitchen/Diner

20'10 x 8'4 (6.35m x 2.54m)

Fitted to comprise a range of base and eye level units with a single steel sink and drainer, integrated oven with gas hob, space for automatic washing machine, double glazed French door to rear elevation.

Utility Room

9'5 x 6'2 (2.87m x 1.88m)

Under stairs storage, plumbing for







automatic washing machine, space for tumble dryer.

Guest WC

Sink and drainer low level pedestal, radiator, double glazed window to front elevation.

Landing

Loft access, doors to:

Bedroom One

11'9 x 11'8 (3.58m x 3.56m)

Double glazed window to rear elevation, radiator.

Bedroom Two

11'5 x 9'3 (3.48m x 2.82m)

Double glazed window to front elevation, radiator.





Bedroom Three

8'10 x 8'6 (2.69m x 2.59m)

Double glazed window to rear elevation, radiator.

Bathroom

8'11 x 5'10 (2.72m x 1.78m)

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

Outside

To the front is a driveway for two cars with small fence surround.

The rear the garden is split into two levels with a large





patio area, all covered with a wooden pergola. There are steps that lead up to the laid lawn and a further patio to the back of the garden



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 		