



18 Westbury Walk, Corby, Northamptonshire, NN18 0AE

Offers over £245,000

Stuart Charles are delighted to offer FOR SALE this three bedroom semi detached family home located in the quiet Beanfield area of Corby. Situated a short walk away from multiple primary and secondary schools as well as several shopping areas an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, lounge/diner with media wall, modern kitchen with space for all white goods, a utility area and a guest W.C. To the first floor are three good sized bedrooms, a modern three piece family bathroom and a boarded loft area. Outside to the front and rear are low maintenance gardens comprised of patio and artificial grass while the rear garden also features a brick built motorcycle garage/bar area with raised decking. Call now to view!!

- FULLY MODERNISED FAMILY HOME
- MODERN KITCHEN WITH SPACE FOR ALL UTILITIES
- THREE GOOD SIZED BEDROOMS
- LOW MAINTENANCE FRONT AND REAR GARDENS
- WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOLS
- LARGE LOUNGE/DINER WITH MEDIA WALL
- GUEST W.C
- BOARDED LOFT
- POTENTIAL TO RENT GARAGE FROM COUNCIL SUBJECT TO AVAILABILITY
- WALKING DISTANCE TO SHOPS AND TOWN CENTRE

Entrance Hall

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

Lounge/Diner

20'1 x 11'5 (6.12m x 3.48m)

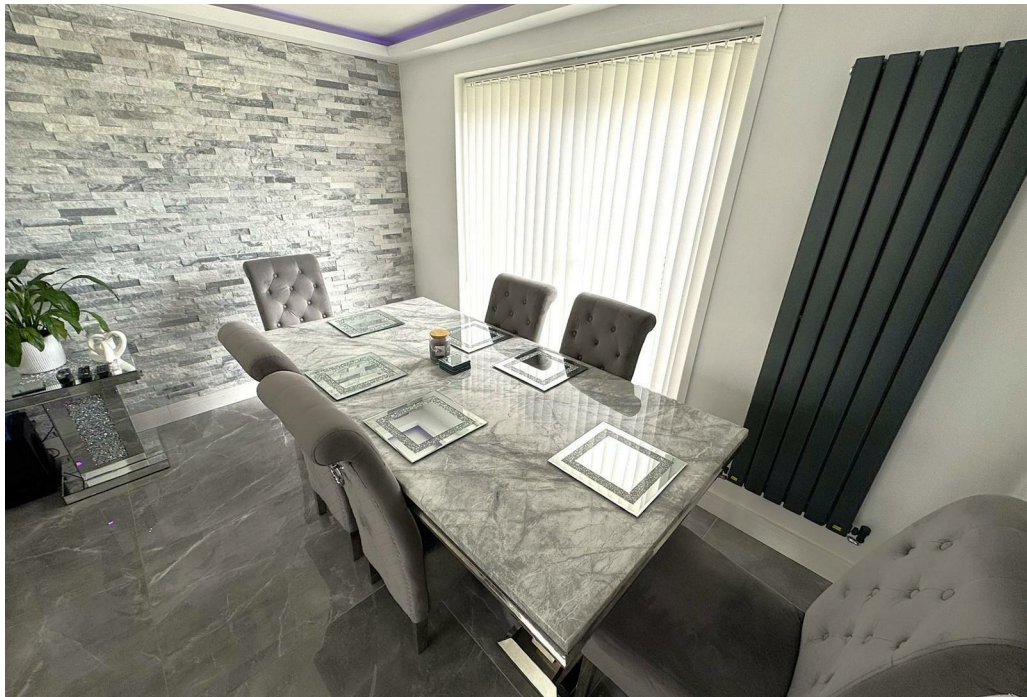
Double glazed window to front elevation, two radiators, media wall, double glazed French doors to the rear elevation, door to:

Kitchen

9'7 x 8'10 (2.92m x 2.69m)

Fitted to comprise a range of base and eye level units with a single sink and mixer tap, hob with extractor, electric oven, space for free standing fridge/freezer, space for automatic washing machine, space for tumble dryer, space for dishwasher, double glazed window to rear elevation, archway to:







Utility Area

Under stairs storage, storage cupboard, double glazed door to side elevation, door to:

W.C

Fitted to comprise a two piece suite consisting of a low level pedestal, low level wash hand basin, wall mounted boiler, double glazed window to side elevation.

First Floor Landing

Loft access leads to a boarded loft with Velux roof balcony, radiator, doors to:





Bedroom One

11'6 x 11'2 (3.51m x 3.40m)

Double glazed window to front elevation, radiator.

Bedroom Two

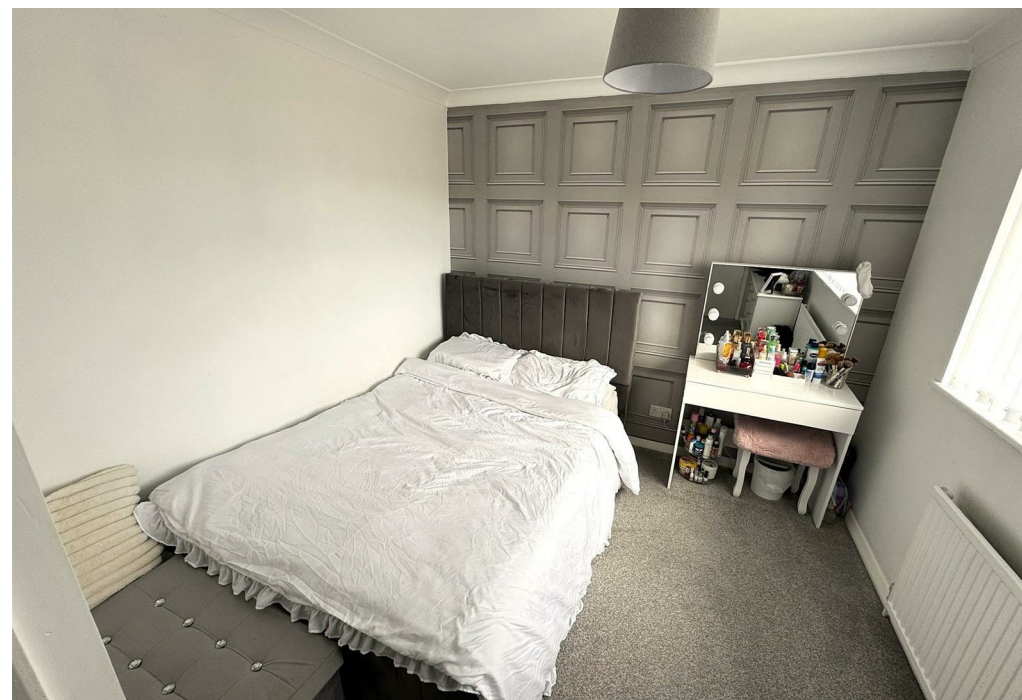
9'9 x 9'1 (2.97m x 2.77m)

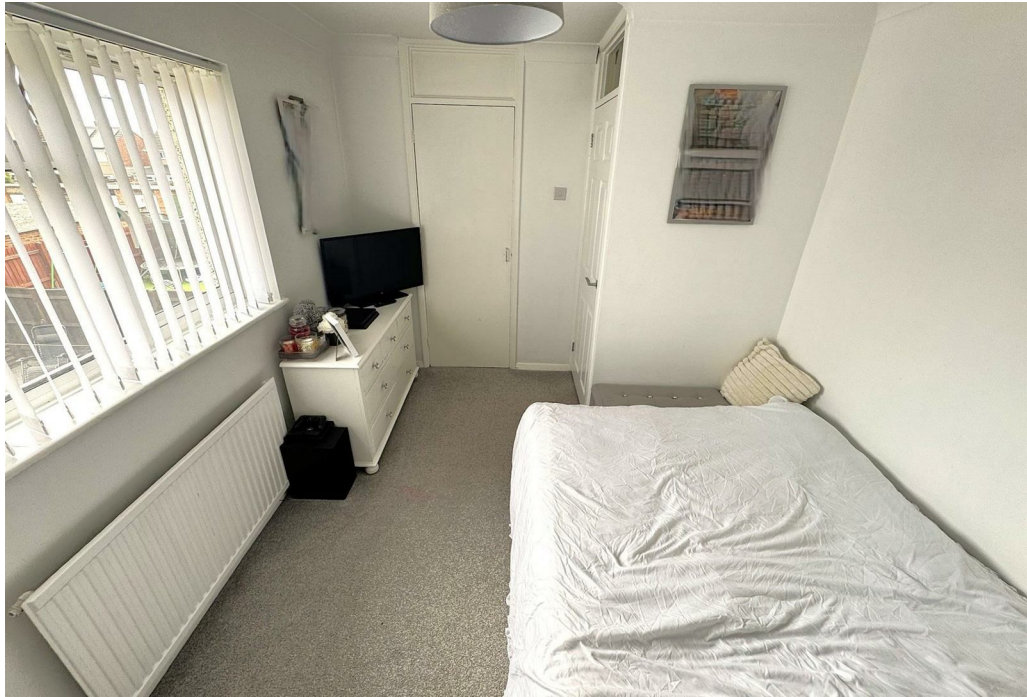
Double glazed window to rear elevation, radiator.

Bedroom Three

10'8 x 6'4 (3.25m x 1.93m)

Double glazed window to front elevation, radiator.





Bathroom

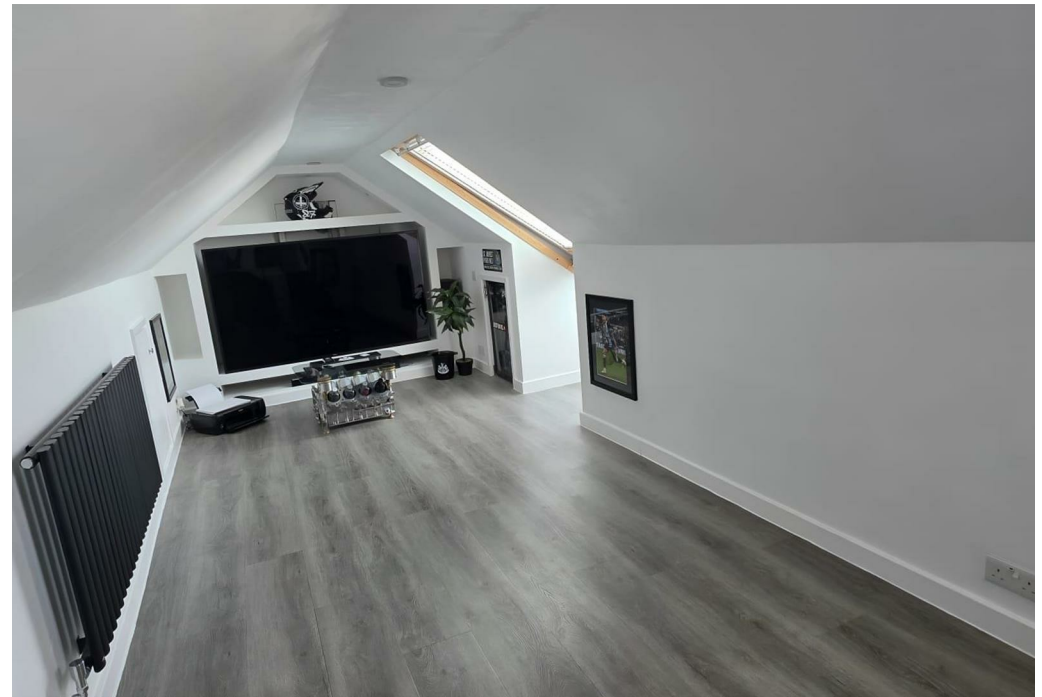
7'6 x 5'9 (2.29m x 1.75m)

Fitted to comprise a three piece suite consisting of P shaped panel bath with mains feed shower over, low level wash hand basin, low level pedestal, radiator, double glazed door to rear elevation.

Outside

Front: A low maintenance artificial lawn is enclosed by rendered brick walls to all sides, gated side access.

Rear: A large patio area leads onto an artificial laid lawn and up to a raised decking area which leads to a detached brick motorcycle garage/ outside bar area.





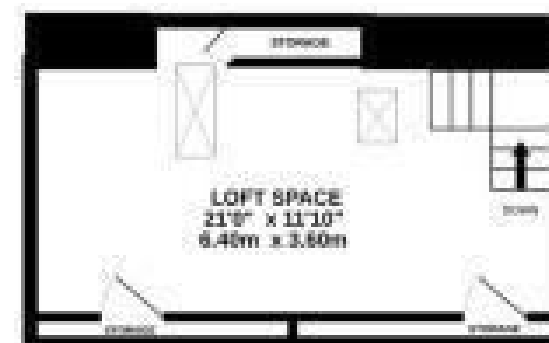
GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



LOFT ROOM
250 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Please note a large communal council rented garage area is located to the rear. *

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC