



32 Stuart Road, Corby, NN17 1RN

# £179,950

Stuart Charles are delighted to offer FOR SALE this three bedroom family home located in the Town Centre area of Corby. Situated a very short walk to the town centre and multiple schools and shops 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, kitchen and a utility room. To the first floor are three good sized bedrooms, a two piece bathroom and a separate W.C. Outside to the front is a low maintenance laid lawn while to the rear a patio area leads onto a low maintenance garden which comprises artificial lawn and flower bed area's. Call now to view!!.

- NO CHAIN
- KITCHEN N NEED OF MODERNISATION
- TWO PIECE BATHROOM WITH SEPERATE W.C
- LARGE REAR GARDEN
- CLOSE TO PRIMARY AND SECONDARY SCHOOLS
- LARGE LOUNGE/DINER
- UTILITY AREA
- THREE GOOD SIZED BEDROOMS
- WALKING DISTANCE TO TOWN CENTRE
- CLOSE TO TRAIN STATION AND TRESHAM COLLEGE

## Entrance Hall

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

## Lounge/Diner

19'6 x 10'6 (5.94m x 3.20m)

Double glazed window to front and rear elevation, two radiators, tv point, telephone point, door to:

## Kitchen

9'9 x 8'1 (2.97m x 2.46m )

Fitted to comprise a range of base and eye level units with a one and half bowl steel sink and drainer, space for free standing range cooker, space for automatic washing machine, pantry cupboard, double glazed window and door to rear elevation.







### Utility Area

7'3 x 6'9 (2.21m x 2.06m)

Double glazed door to front elevation, space for condensing dryer, space for American fridge/freezer.

### First Floor Landing

Airing cupboard with combi boiler, doors to:

### Bedroom One

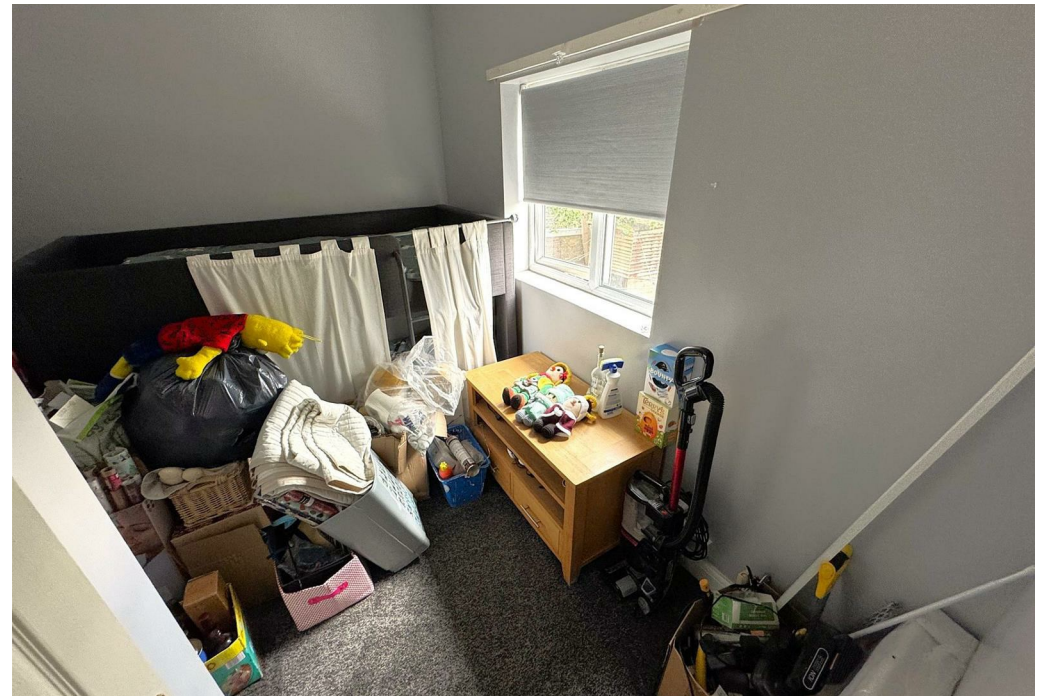
11'5 x 10'4 (3.48m x 3.15m)

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

### Bedroom Two

10'8 x 6'10 (3.25m x 2.08m)

Double glazed window to front elevation, radiator.





### Bedroom Three

10'3 x 8'4 (3.12m x 2.54m)

Double glazed window to rear elevation, radiator.

### Bathroom

5'9 x 4'11 (1.75m x 1.50m)

Fitted to comprise a two piece suite consisting of a panel bath with mains feed shower, low level wash hand basin, radiator, double glazed window to rear elevation.

### W.C

Low level pedestal, double glazed window to rear elevation.

### Outside





Front: An open plan frontage is laid to lawn.

Rear: A patio area leads onto a low maintenance garden that consists of artificial lawn and flower beds, gated access is provided to the rear.



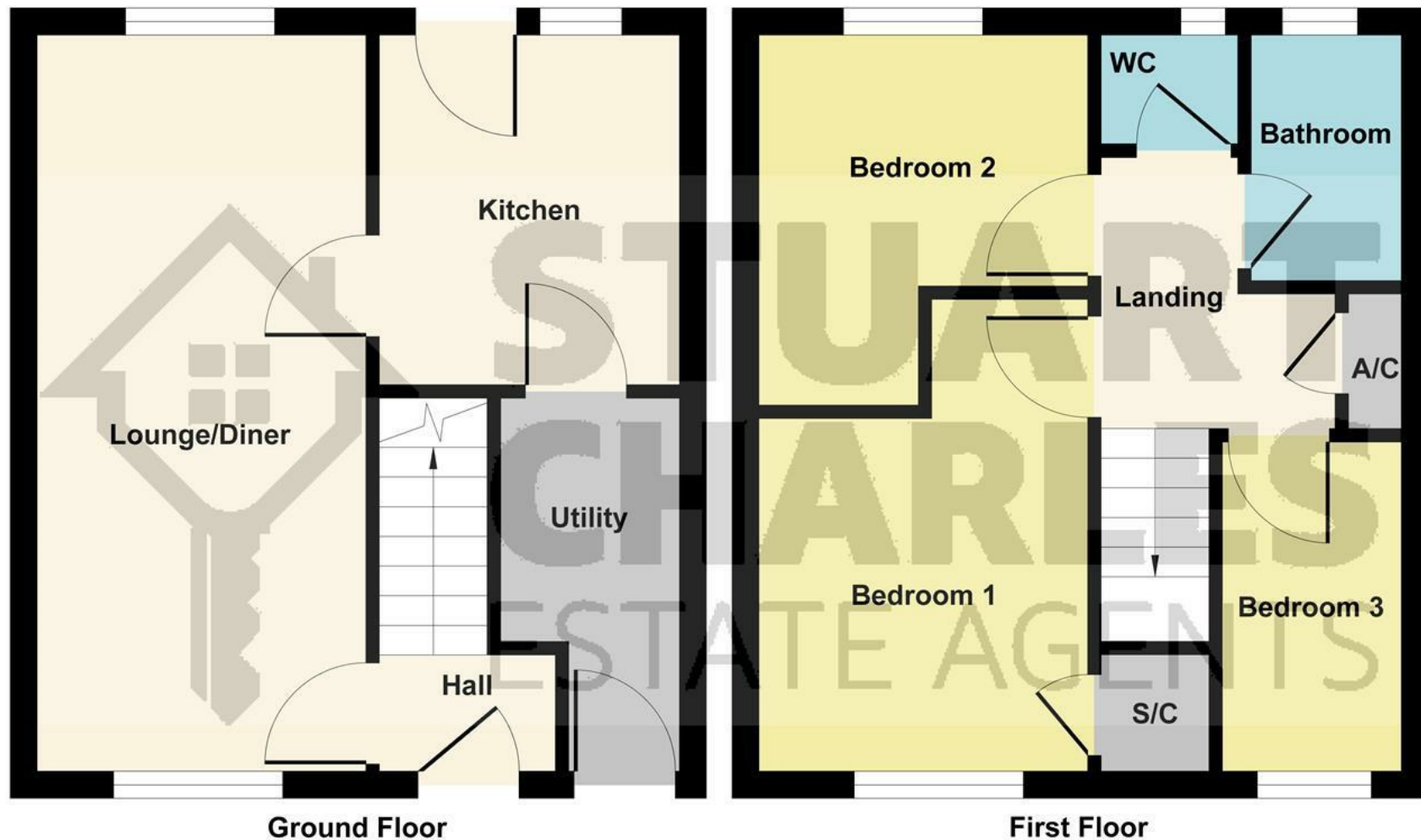


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

| 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<br>2002/91/EC  |