



9 Regal Close, Corby, NN17 1EZ

£269,995

Stuart Charles are delighted to offer FOR SALE this THREE DOUBLE bedroom family home located in the Old Village area of Corby. Situated a short walk from a range of amenities to include the Old village primary school, Corby Technical School and a range of shops as well as the lovely West Glebe Park an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, guest W.C, kitchen/breakfast room and lounge room. To the first floor are two double bedrooms and a three piece double shower room, the second floor is entirely devoted to the master bedroom with a private entrance hall, built in wardrobes and a modern three piece en-suite. Outside to the front is off road parking for two vehicles and gated access to the side. To the rear a patio area leads onto a low maintenance gravel garden which features several low maintenance planting areas and is enclosed by timber fencing to all sides. Gated access is provided to the front. Call now to view!!.

- GOOD SIZED KITCHEN/DINER
- MODERN THREE PIECE SHOWER ROOM
- EN-SUITE AND BUILT IN WARDROBES TO MASTER
- WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOLS
- CLOSE TO OLD VILLAGE HIGH STREET AND TOWN CENTRE
- LOUNGE OVER LOOKING THE GARDEN
- THREE DOUBLE BEDROOMS
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- WALKING DISTANCE TO TRAIN STATION
- LOCATED NEXT TO WEST GLEBE PARK AND WALKING DISTANCE TO PHOENIX PARKWAY

Entrance Hall

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

Guest W.C

Fitted to comprise a two piece suite consisting of a low level pedestal, low level wash hand basin, radiator, extractor fan.

Kitchen/Breakfast Room

14'1 x 9'0 (4.29m x 2.74m)

Fitted to comprise a range of base and eye level units single sink and drainer, hob with extractor, electric oven, integrated automatic washing machine/tumble dryer, integrated fridge/freezer, double glazed window to front elevation, radiator, sliding doors to lounge.







Lounge

15'1 x 10'0 (4.60m x 3.05m)

Two radiators, tv point, telephone point, double glazed French doors to rear.

First Floor Landing

Stairs rising from ground floor, doors to:

Bedroom Two

13'2 x 8'1 (4.01m x 2.46m)

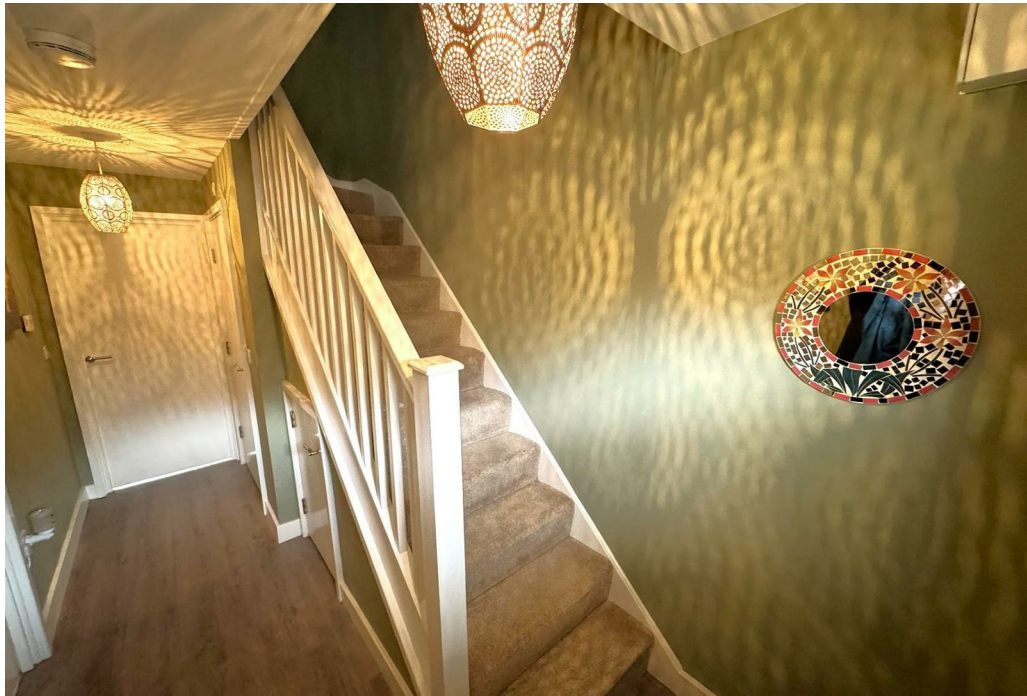
Double glazed window to rear elevation, radiator.

Bedroom Three

12'6 x 8'1 (3.81m x 2.46m)

Double glazed window to front elevation, radiator,





Shower Room

8'19 x 6'5 (2.44m x 1.96m)

Re-fitted to comprise a three piece suite consisting of a walk in mains feed double shower, low level wash hand basin, low level pedestal, radiator, airing cupboard with boiler and emersion tank, double glazed window to rear elevation.

Hall

Double glazed window to front elevation, stairs rising to second floor landing.

Master Bedroom

15'1 x 15'1 (4.60m x 4.60m)

Double glazed window to front elevation, tv point, built in wardrobes, door to:





En-Suite

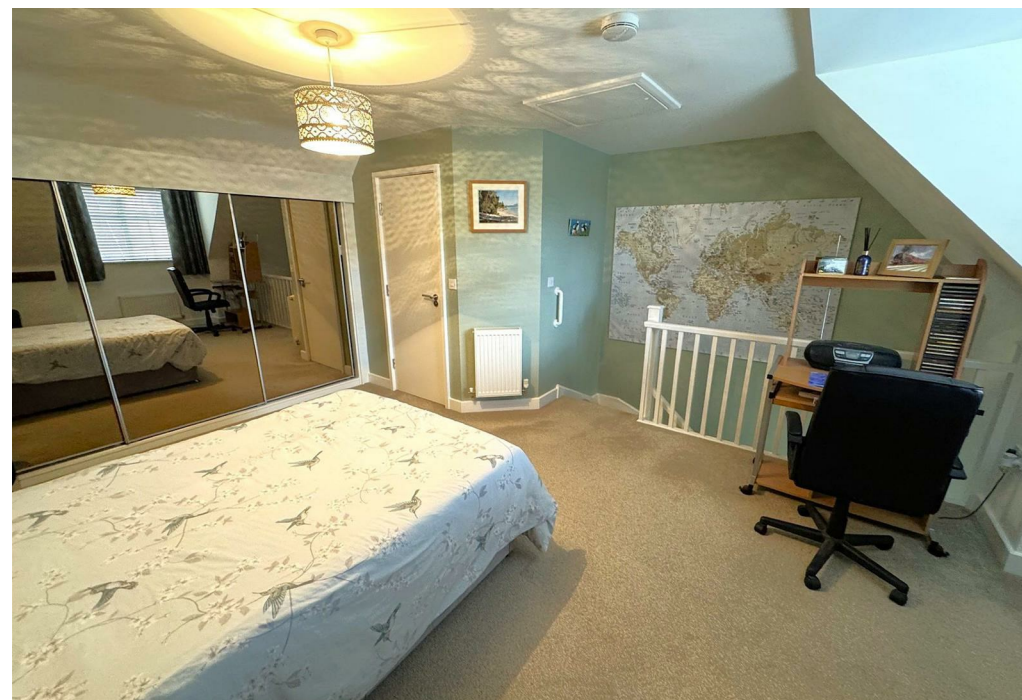
7'5 x 5'1 (2.26m x 1.55m)

Fitted to comprise a three piece suite consisting of a walk in mains feed double shower with waterfall shower, low level pedestal, low level wash hand basin, radiator, Velux window to rear elevation.

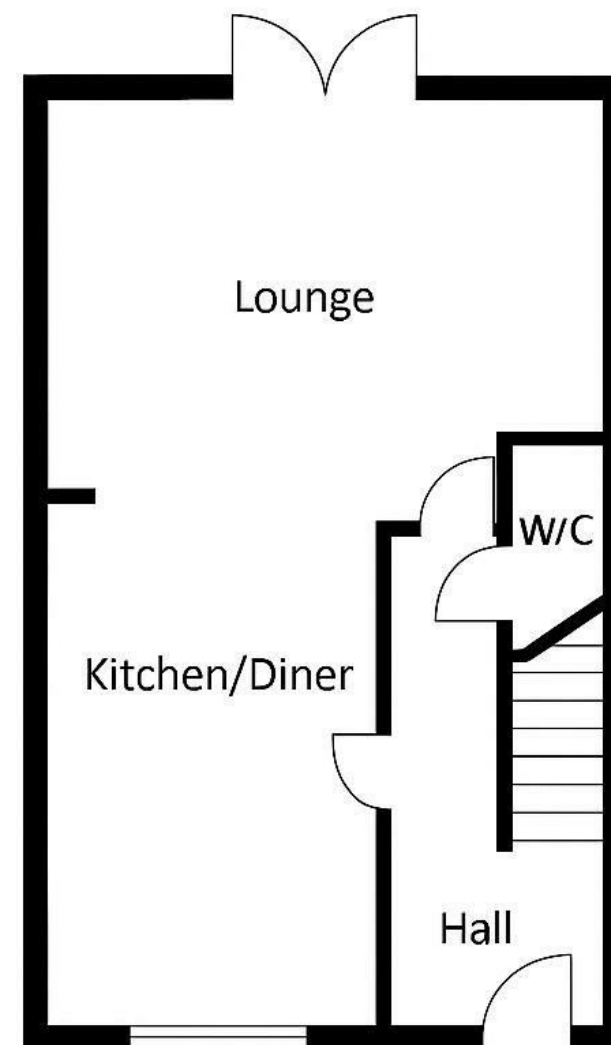
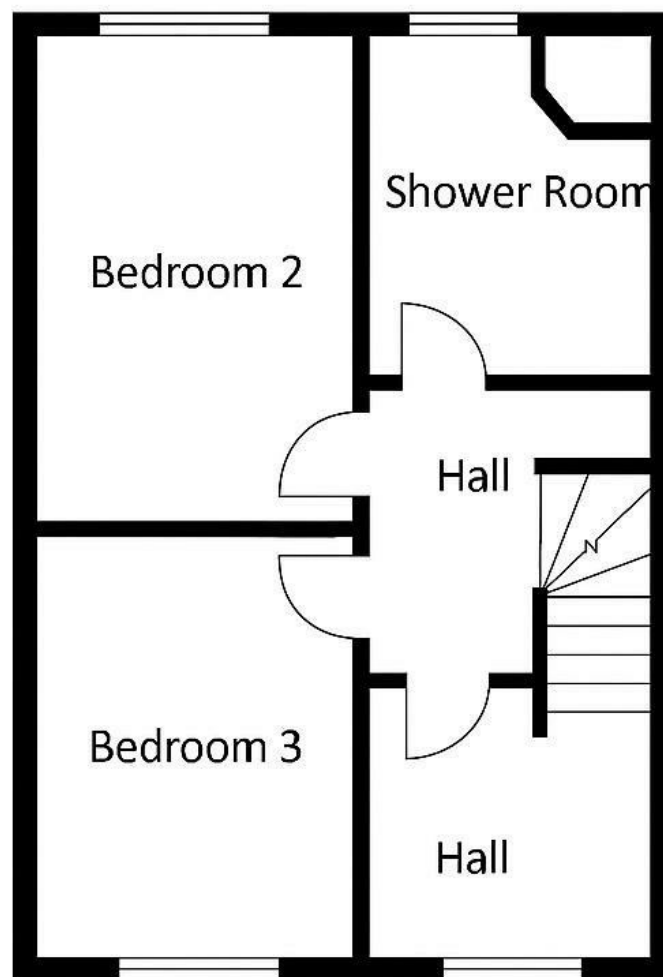
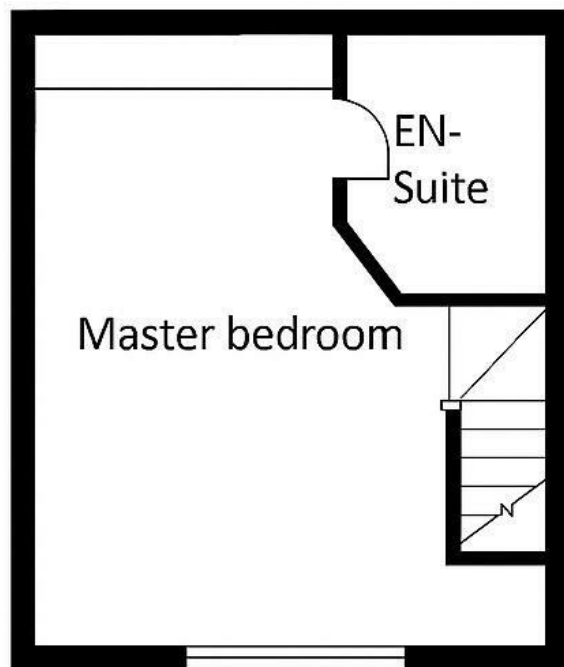
Outside

Front: A driveway provides off road parking for multiple vehicles and leads to access to the garden.

Rear: A patio area leads onto a low maintenance gravel garden which features several mature planting area's and a fish pond, external power point, gated access is provided to the rear.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	84
(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