



22 Lulworth Walk, Corby, NN18 0DY



**STUART  
CHARLES**  
ESTATE AGENTS



**£215,000**

Stuart Charles are delighted to offer for sale with this RENOVATED THREE bedroom family home located in this quiet cul de sac in the Beanfield area of Corby. Situated a short walk away from several 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 and modern kitchen. To the first floor are three good sized bedrooms and a three piece family bathroom. Outside is a low maintenance frontage with a newly laid driveway providing off road parking for two cars, while to the rear is a patio area which leads onto a laid lawn and is enclosed by timber fencing to all sides with brick built shed. Call now to view!!

- NEW DOUBLE GLAZED WINDOWS
- DRIVE-WAY
- WELL PRESENT THROUGHOUT
- NEW BATHROOM
- CUL-DE-SAC LOCATION
- MODERN COMBI BOILER
- REFITTED KITCHEN
- THREE GOOD SIZE BEDROOMS
- GOOD TRANSPORT LINKS

### Entrance Hall

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

### Living Room

19'6 x 11'4 (5.94m x 3.45m)

Double glazed window to front elevation, radiator, Tv point.

### Kitchen

16'9 x 9 (max) x 6 (min) (5.11m x 2.74m (max) x 1.83m (min))

Fitted to comprise a range of base and eye level units with one and a half sink and drainer, four ring gas hob with extractor, integrated fridge freezer, integrated electric oven, radiator, double glazed window to rear elevation, double patio doors to rear elevation.

### First Floor Landing

Loft access, storage, doors to;













### **Bedroom One**

11'8 x 10'4 (3.56m x 3.15m)

Double glazed window to front elevation, radiator.

### **Bedroom Two**

11'6 x 9'2 (max) (3.51m x 2.79m (max))

Double glazed window to rear elevation, radiator.

### **Bedroom Three**

11 x 6'6 (3.35m x 1.98m)

Double glazed window to front elevation, radiator.









## Bathroom

22'11"19'8" x 16'4"19'8" (7'6 x 5'6)

Fitted to comprise a three piece suite consisting of a P shaped bath with mains feed waterfall shower over, low level wash hand basin, low level pedestal, chrome towel radiator, extractor fan, double glazed window to rear elevation.

## Outside

To the front is a low maintenance frontage with a newly laid driveway providing off road parking for two cars,

To the rear is a patio area which leads onto a laid lawn and is enclosed by timber fencing to all sides with brick built shed









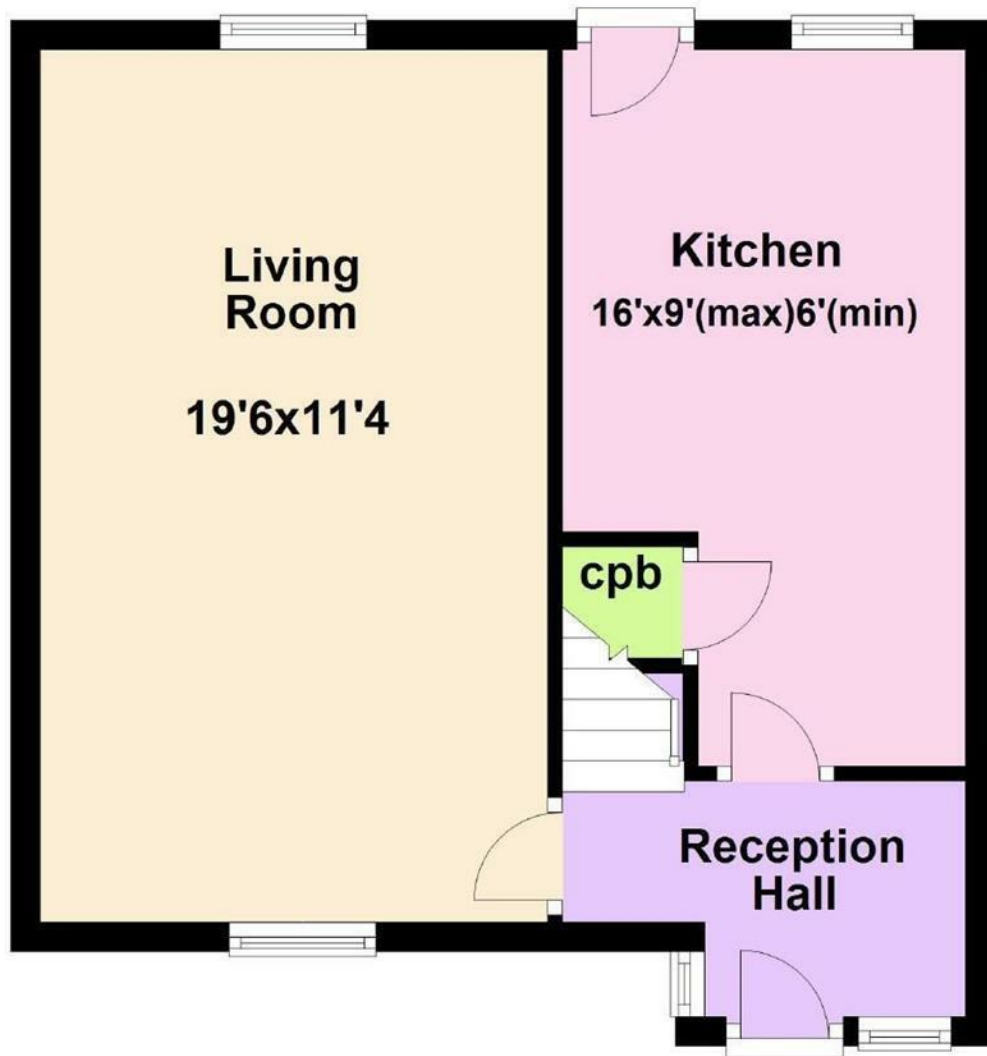




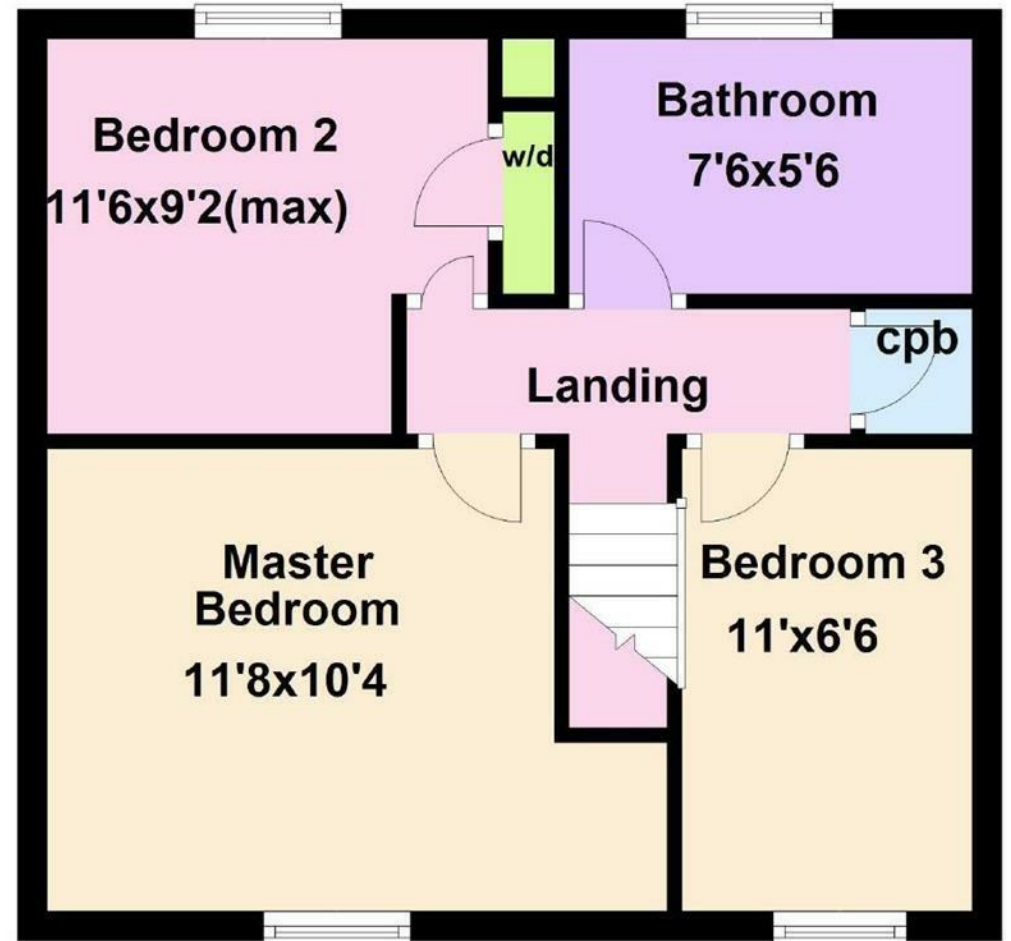




## Ground Floor



## First Floor



Floor plan not to scale - for guidance purposes only.  
Plan produced using PlanUp.



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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 		