



40 Beech Close, Corby, NN17 2AF

£235,000

Stuart Charles are delighted to offer FOR SALE with NO CHAIN this FOUR bedroom semi detached family home located in the Shire area of Corby. Situated a short walk away from multiple amenities to include several shopping area's and multiple schools and early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, lounge, kitchen/breakfast room, conservatory, utility room and bedroom One. To the first floor are three bedrooms and a three piece family bathroom. Outside to the front a laid lawn leads to a driveway which provides off road parking for multiple vehicles. To the rear a large patio area leads onto a laid lawn and to a low maintenance gravel area. Call now to view!!.

- NO CHAIN
- LARGE LOUNGE
- MODERN BATHROOM
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- WALKING DISTANCE TO PRIMARY SCHOOLS AND SECONDARY SCHOOLS
- FLEXIBLE THREE/FOUR BEDROOM ACCOMADATION
- OPEN PLAN KITCHEN/BREAKFAST ROOM
- UTILITY ROOM/STUDY
- WALKING DISTANCE TO SHOPS
- CLOSE TO MAIN BUS LINKS

Entrance Hall

Entered via a double glazed door, radiator, door to:

Lounge

15'0 x 11'0 (4.57m x 3.35m)

Double glazed window to front elevation, radiator, Tv point, Telephone point, under stairs storage, stairs rising to first floor landing, doors to:

Kitchen/Diner

15'0 x 8'6 (4.57m x 2.59m)

Fitted to comprise a range of base and eye level units with a one and a half bowl sink and drainer, five ring gas hob and extractor, double electric oven, space for free standing fridge/freezer, space for dishwasher, double glazed window to rear elevation, breakfast bar, double glazed French doors to conservatory, door to:







Conservatory

10'6 x 9'0 (3.20m x 2.74m)

Double glazed French doors to garden.

Utility Room

7'6 x 5'8 (2.29m x 1.73m)

Space for automatic washing machine, space for tumble dryer, double glazed window and door to rear elevation, door to:

Bedroom One

16'6 x 7'6 (5.03m x 2.29m)

Double glazed window to front elevation, radiator.





First Floor Landing

Stairs rising from ground floor, airing cupboard with boiler, loft access, doors to:

Bedroom Two

11'5 x 8'6 (3.48m x 2.59m)

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

Bedroom Three

8'8 x 8'6 (2.64m x 2.59m)

Double glazed window to rear elevation, radiator.

Bedroom Four

7'11 x 6'2 (2.41m x 1.88m)

Double glazed window to front elevation, radiator.





Bathroom

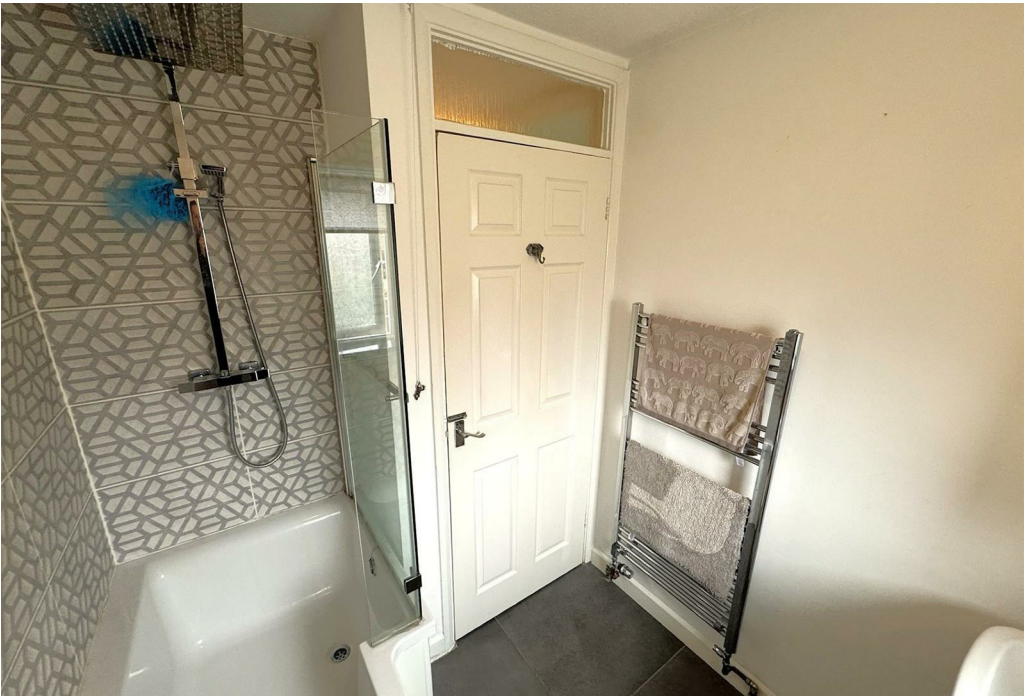
Fitted to comprise a three piece suite consisting of a P shaped bath with mains feed waterfall shower over, low level wash hand basin, two level pedestal, radiator, double glazed window to rear elevation.

Outside

Front: A large block paved driveway provides off road parking for multiple vehicles and leads to a laid lawn.

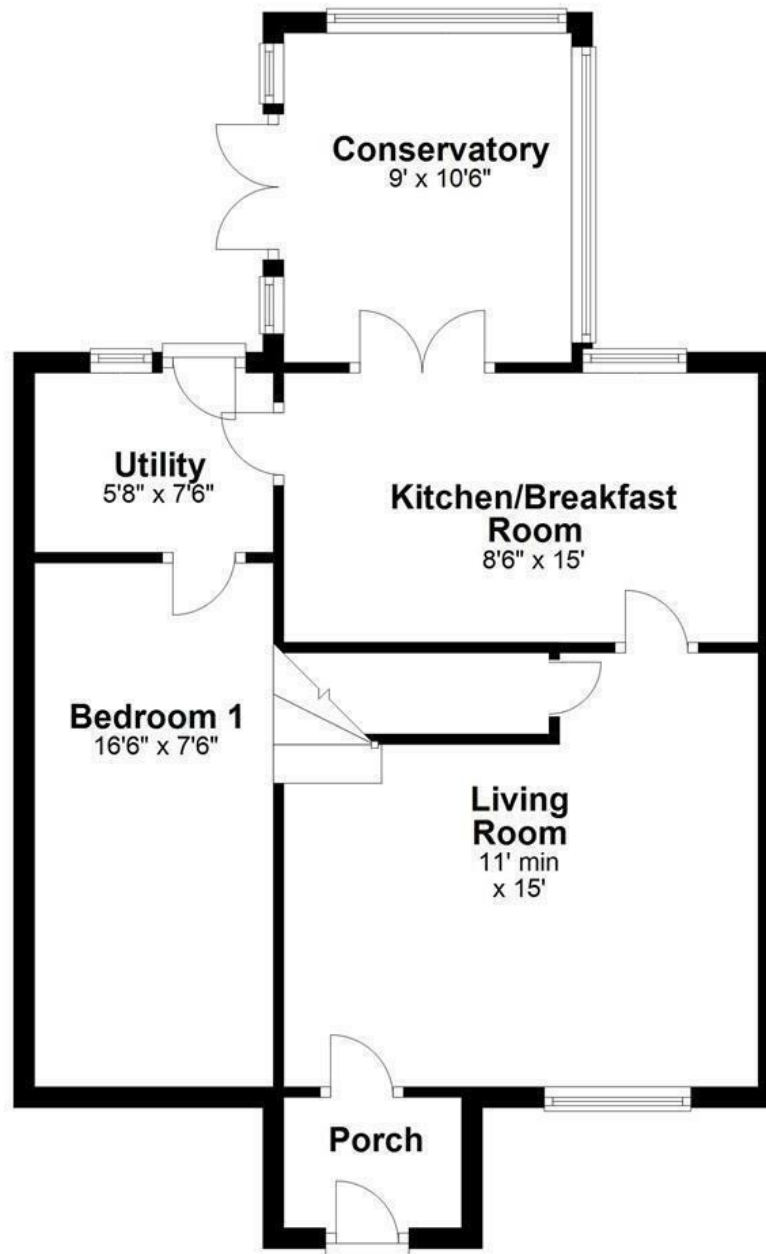
Rear: A large patio area leads onto a laid lawn and to a low maintenance gravel area while the whole garden is enclosed by timber fencing to all sides.





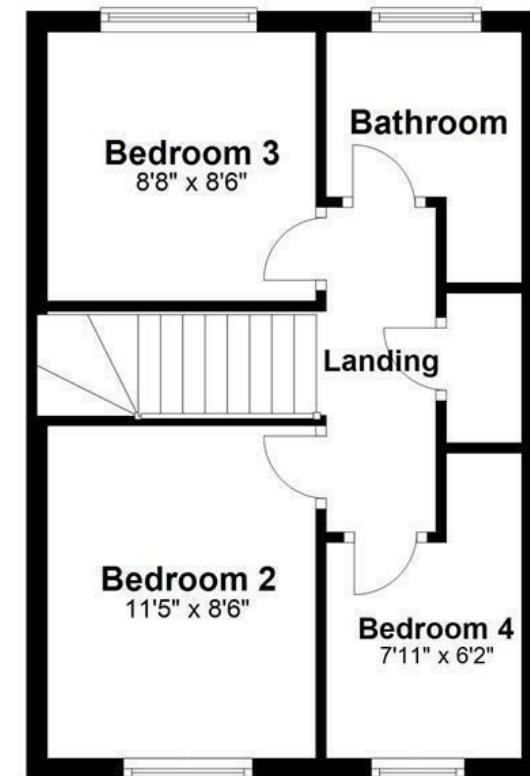
Ground Floor

Approx. 596.2 sq. feet



First Floor

Approx. 321.1 sq. feet



Total area: approx. 917.2 sq. feet



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 86 |
| (69-80) C | 75 | |
| (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 | | |