



103 Beanfield Avenue, Corby, NN18 0AX



# £249,950

Stuart Charles are delighted to offer for sale this EXTENDED three bedroom semi detached family home located in this very desirable part of the Beanfield area of Corby. Situated a short walk from a range of schools and shops an early viewing is recommended to avoid missing out on this home. The accommodation on offer comprises to the ground floor of an entrance hall, guest WC, large lounge with extended frontage, a modern kitchen/diner, and a conservatory. To the first floor are three double bedrooms and a modern three piece bathroom suite. To the front there is a driveway, with space for multiple cars, that leads to a laid lawn with dwarf wall surround. The rear of the property features a patio area leading to a well-maintained lawn adorned with an apple tree and a decking area. The garden also includes a practical garden shed, perfect for storage or hobbies. The entire outdoor space is enclosed by a timber fence, providing privacy and security. There is also a garage in a separate block for even more storage space. Call now to view!!

- EXTENDED LIVING SPACE
- CONSERVATORY
- THREE DOUBLE BEDROOMS
- CLOSE TO LOCAL SHOPPING PRECINCT
- GUEST WC
- DRIVEWAY FOR MULTIPLE
- WELL PRESENTED THROUGHOUT
- GOOD TRANSPORT LINKS

## Entrance Hall

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

## Guest WC

This two piece suite features a a low level wash hand basin, pedestal and double glazed window to the side elevation.

## Lounge

16'7 x 14'6 (5.05m x 4.42m)

Double-glazed window with extended frontage, radiator, door to:

## Kitchen/Diner

23'11 max 15'6 max (7.29m max 4.72m max)

Fitted to comprise of base and eye level units with a single sink and drainer, range cooker, space for automatic washing machine, two













radiators, under stairs storage, double glazed window to rear elevation, double glazed door to side elevation, door to:

### **Conservatory**

10'11 x 9'7 (3.33m x 2.92m)

Brick built base, power and lights, radiator, double glazed windows and French doors to side.

### **Landing**

Loft access, airing cupboard, doors to:

### **Bedroom One**

14'6 x 9'10 (4.42m x 3.00m)

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









### Bedroom Two

14'2 x 9'3 max (4.32m x 2.82m max)

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

### Bedroom Three

16'4 max x 8'4 max (4.98m max x 2.54m max)

Double glazed window to front elevation, radiator.

### Bathroom

8'7 x 5'4 (2.62m x 1.63m)

Fitted to comprise a three piece suite featuring a low level panel bath, with shower, low level pedestal, low level wash hand basin, radiator, double glazed window to side elevation.

### Outside









To the front there is a driveway, with space for multiple cars, that leads to a laid lawn with dwarf wall surround.

The rear of the property features a patio area leading to a well-maintained lawn adorned with an apple tree and a decking area. The garden also includes a practical garden shed, perfect for storage or hobbies. The entire outdoor space is enclosed by a timber fence, providing privacy and security.

There is also a garage in a separate block for even more storage space











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