



40 Collingwood Avenue, Corby, NN17 2SB

£235,000

Stuart Charles are delighted to offer FOR SALE with NO CHAIN this three bedroom semi detached family home located in the ever popular Admirals area of Corby. Although in need of some modernization this home is located next to multiple schools which are all walking distance, several shopping area's and open green spaces 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, a two piece shower room and a separate W.C. Outside to the front a low maintenance laid lawn is enclosed by flower beds and low level brick walls and this leads to a driveway and detached garage. To the rear a patio area leads onto a laid lawn and to a further patio area to the rear of the garden with pergola. Call now to view!!.

- NO CHAIN
- MODERN KITCHEN
- TWO PIECE SHOWER ROOM
- WALKING DISTANCE TO SCHOOLS
- CLOSE TO OPEN GREEN SPACES
- OPEN LOUNGE/DINER
- THREE BEDROOMS
- SEPERATE W.C
- WALKING DISTANCE TO SHOPS
- IN NEED OF SOME MODERNISATION

Entrance Hall

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

Lounge/Diner

20'0 x 12'0 (6.10m x 3.66m)

Double glazed bay window to front elevation, two radiators, tv point, double glaze patio door to rear elevation.

Kitchen

9'0 x 7'5 (2.74m x 2.26m)

Fitted to comprise a range of base and eye level units with a one and a half bowl sink and drainer, electric hob with extractor, double electric oven, integrated dishwasher, space for automatic washing machine, space for free standing fridge/freezer, double glazed window to rear elevation, double glazed door to side elevation.







First Floor Landing

Loft access, stairs rising from ground floor, double glazed window to side elevation, doors to:

Bedroom One

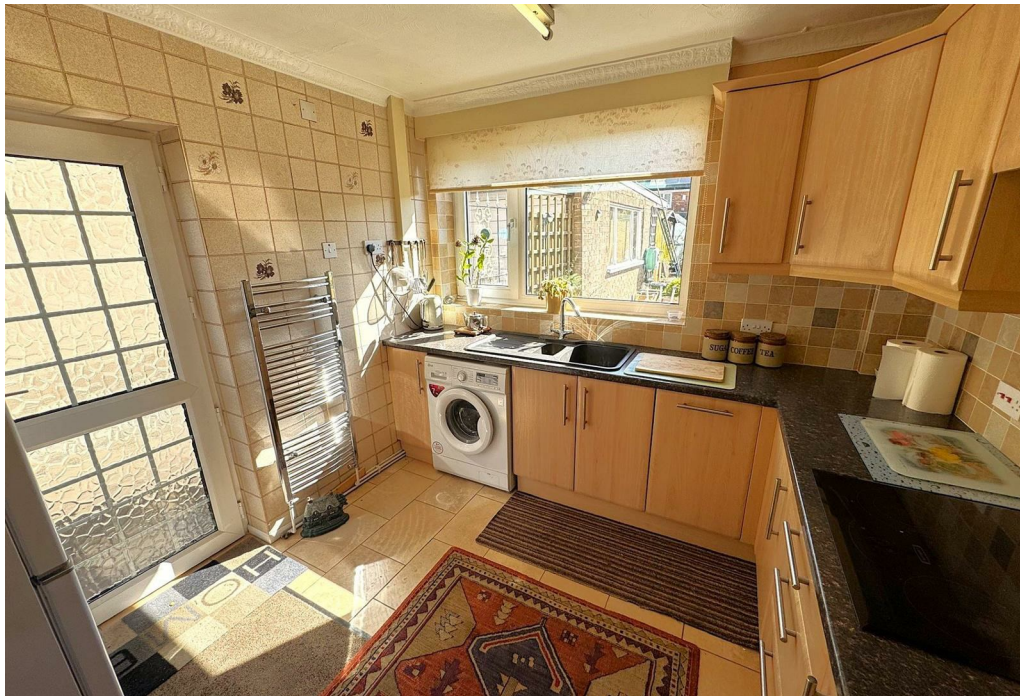
10'6 x 10'3 (3.20m x 3.12m)

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

Bedroom Two

10'6 x 9'10 (3.20m x 3.00m)

Built in wardrobes, radiator, double glazed window to rear elevation.





Bedroom Three

7'8 x 7'3 (2.34m x 2.21m)

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

Shower Room

6'4 x 6'2 (1.93m x 1.88m)

Fitted to comprise a two piece suite consisting of a mains feed shower and low level wash hand basin, radiator, airing cupboard with combi boiler, double glazed window to rear elevation.

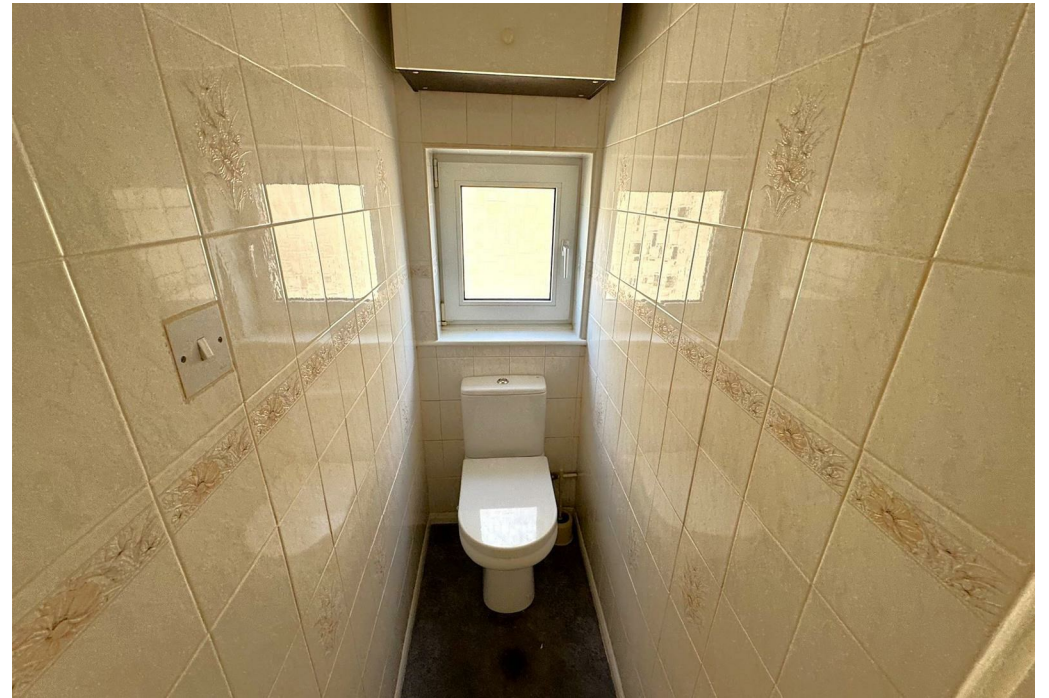
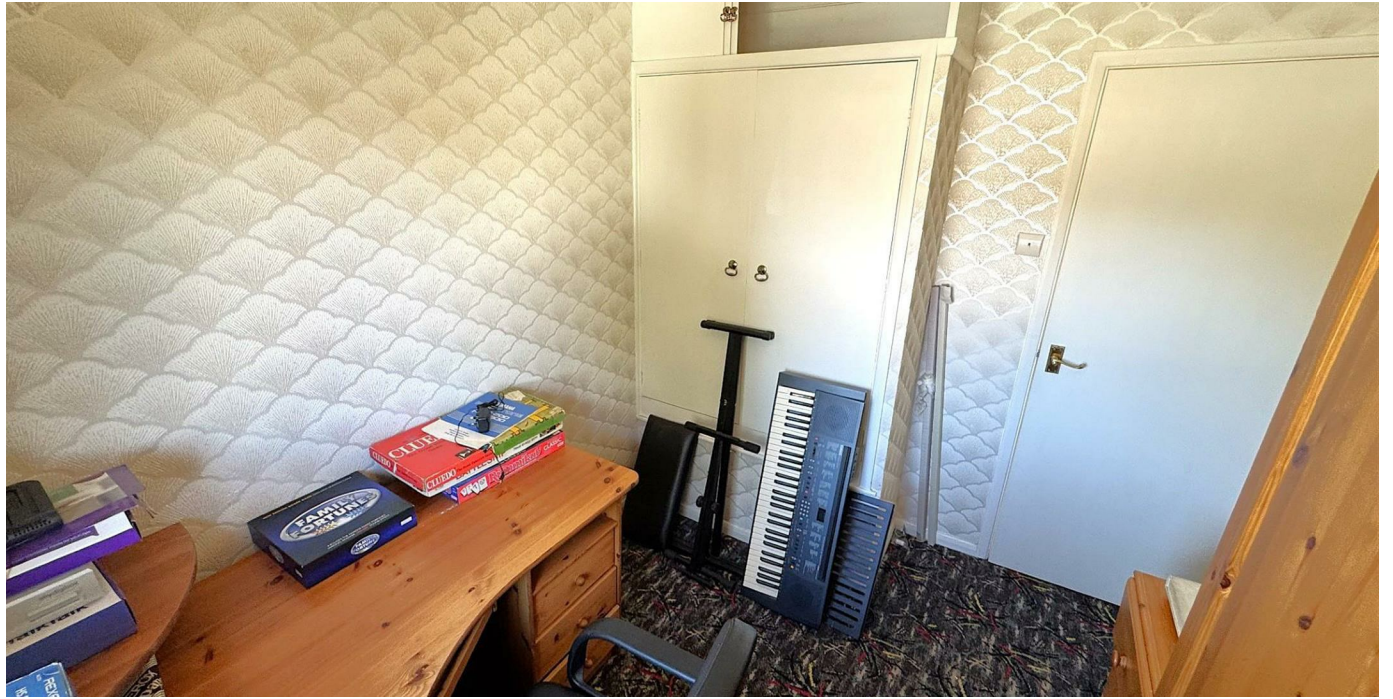
W.C

Comprising a low level pedestal and double glazed window to side elevation.

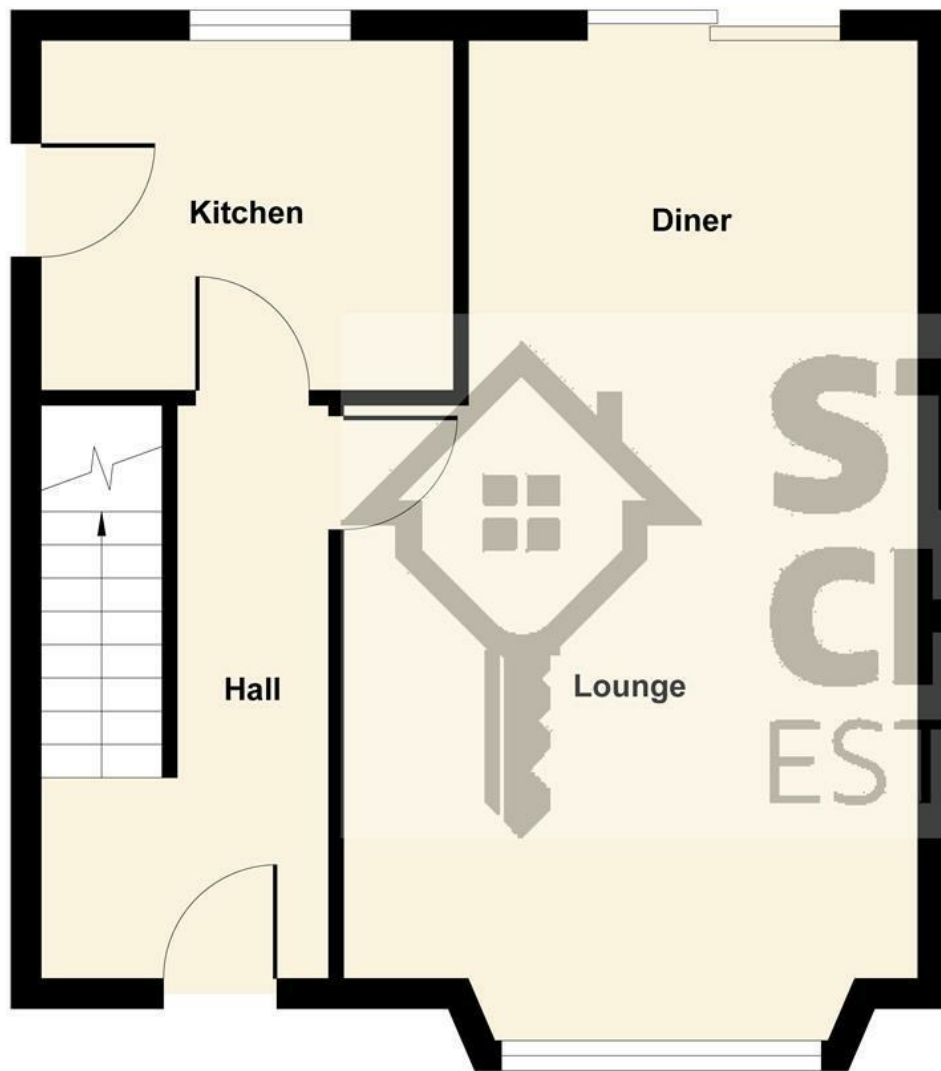
Outside



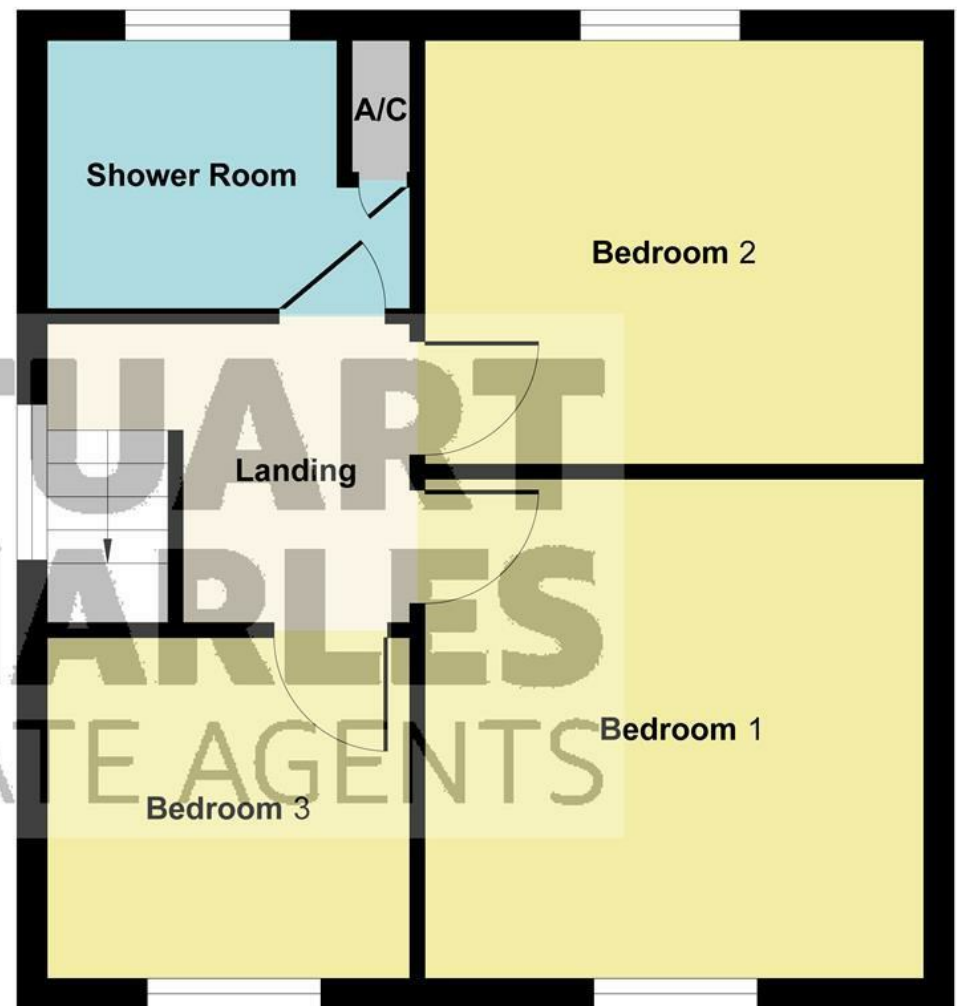








Ground Floor



First Floor

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) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-40) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC