



32 Pen Green Lane, Corby, NN17 1BJ



**STUART
CHARLES**
ESTATE AGENTS

£237,500

Stuart Charles are delighted to offer FOR SALE this THREE DOUBLE bedroom three storey semi detached family home located in the popular Lloyds area of Corby. Situated a short walk from a host of amenities to include multiple schools, nursery's, shops and walking distance to the train station and Old village an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, lounge, kitchen/diner and guest W.C. To the first floor are two double bedrooms and a four piece family bathroom. To the second floor is the master bedroom which features a three piece en-suite shower room. Outside to the front is a low maintenance laid lawn which leads to a driveway which provides off road parking and gives access to the garage. To the rear a full width patio area leads onto a large laid lawn and is enclosed by timber fencing to all sides. Call now to view!!

- GOOD SIZED LOUNGE
- GUEST W.C
- EN-SUITE TO MASTER BEDROOM
- OFF ROAD PARKING AND GARAGE
- CLOSE TO PRIMARY AND SECONDARY SCHOOLS
- OPEN PLAN KITCHEN/DINER
- THREE DOUBLE BEDROOMS
- FOUR PIECE FAMILY BATHROOM
- GOOD SIZED REAR GARDEN
- WALKING DISTANCE TO SHOPS AND TRAIN STATION

Entrance Hall

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

Lounge

14'4 x 12'6 (4.37m x 3.81m)

Double glazed window to front elevation, radiator, Tv point, Telephone point, gas fire with surround, door to:

Kitchen/Diner

15'8 x 13'8 (4.78m x 4.17m)

Fitted to comprise a range of base and eye level units with a single steel sink and drainer, gas hob, double electric oven, space for automatic washing machine, space for free standing fridge/freezer, space for dishwasher, double glazed window and French doors to rear elevation, radiator, under stairs storage cupboard.







Guest W.C

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

First Floor Landing

Double glazed window to front elevation, radiator, stairs rising to second floor, doors to:

Bedroom Two

11'6 x 10'4 (3.51m x 3.15m)

Double glazed window to rear elevation, radiator, tv point, walk in wardrobes.





Bedroom Three

11'8 x 9'0 (3.56m x 2.74m)

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

Bathroom

9'2 x 7'2 (2.79m x 2.18m)

Fitted to comprise a four piece suite consisting of a panel bath, low level wash hand basin, low level pedestal, radiator, mains feed separate shower cubicle, double glazed window to front elevation.

Second Floor Landing

Velux window to rear elevation, door to:





Master Bedroom

11'8 x 11'4 (3.56m x 3.45m)

Two double glazed Velux windows to front elevation, radiator, tv point, built in wardrobes, door to:

En-Suite

8'8 x 5'8 (2.64m x 1.73m)

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

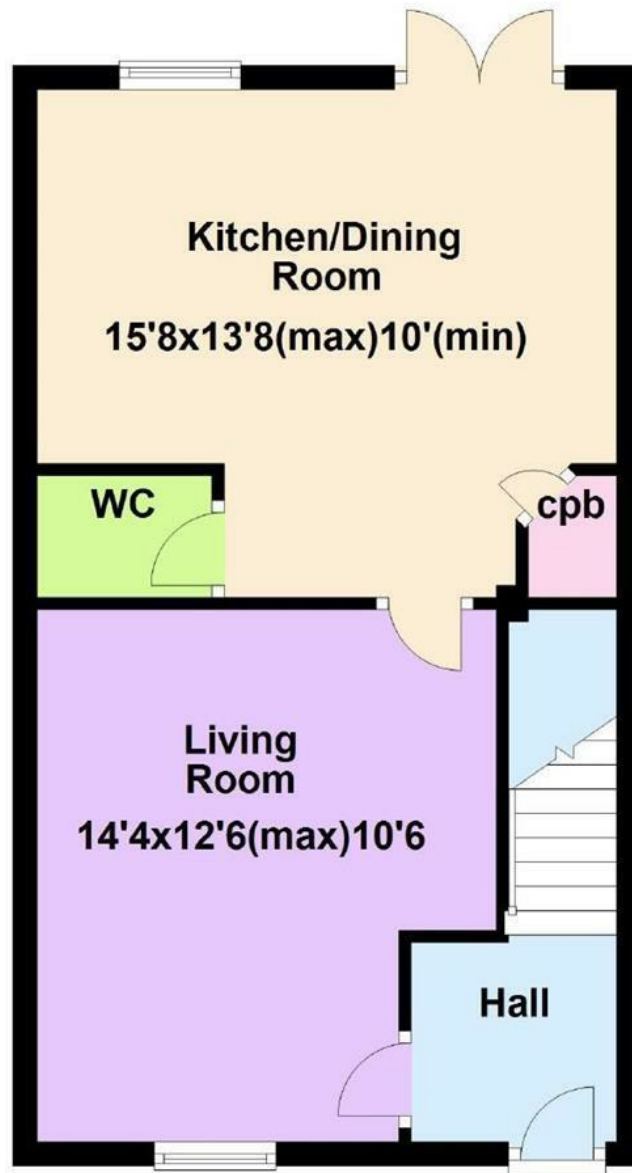
Outside

Front: A low maintenance laid lawn leads to a driveway which provides off road parking and leads to a garage.

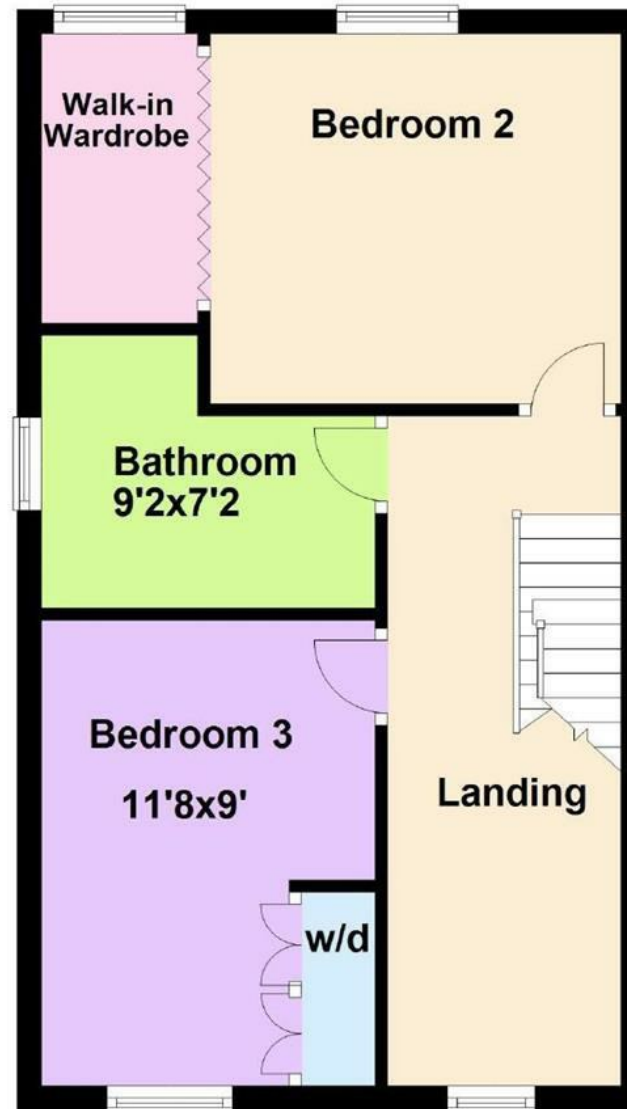




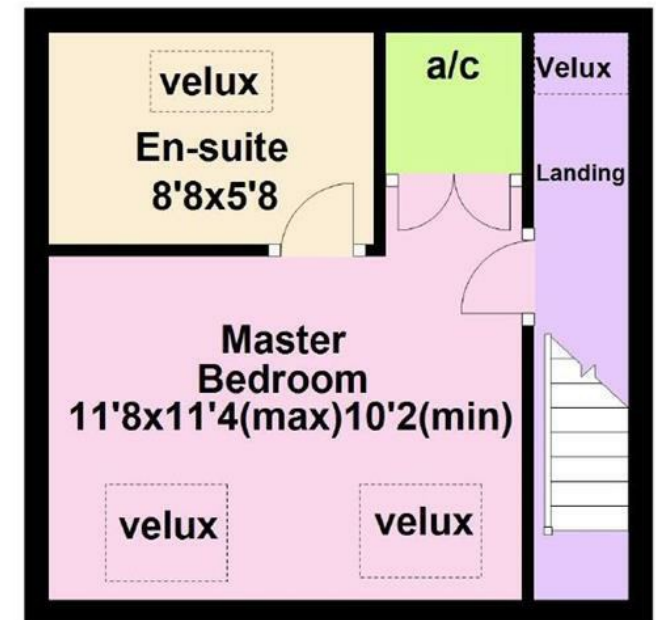
Ground Floor



First Floor



Second Floor



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



Garage: With up and over door, power and light connected, pedestrian door to garden.

Rear: A patio area leads onto a laid lawn and is enclosed by timber fencing to all sides.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	72	
(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		