



12 Stocks Lane, Corby, NN17 1AU

£289,950

Stuart Charles are delighted to offer for sale this EXTENDED three bedroom semi detached home located in the desirable Old Village area of Corby. Situated in the heart of the old village this property is perfectly located a short walk from several amenities to include the old village high street and primary and secondary schools an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, dining room, living room, guest w.c. and a modern kitchen that features integrated appliances. To the first floor are three good sized bedrooms, with the master and bedroom two both having fitted wardrobes. and a three piece family bathroom. Outside to the front is large driveway providing parking for multiple vehicles, with a garage to the side elevation of the property. To the rear of the property is a patio area leading onto a large laid lawn with timber fencing to all sides. Call now to view!!!

- SUBSTANTIAL SIZED PLOT
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- FITTED WARDROBES TO MASTER AND BEDROOM TWO
- DRIVEWAY FOR MULTIPLE CARS & GARAGE
- STONES THROW FROM TO LOCAL SHOPPING PARADE
- TWO RECEPTION ROOMS
- GUEST W.C. AND SEPERATE UTILITY ROOM
- SPACIOUS & STYLISH BATHROOM
- LARGE REAR GARDEN
- CORBY OLD VILLAGE LOCATION

Entrance Hall

Entered via double glazed front door, double glazed window to side elevation, under stair storage, radiator, doors to;

Dining Room

12'9" x 10'4" (3.91 x 3.15)

Double glazed window to rear elevation, radiator.

Living Room

11'5" x 11'7" (3.48 x 3.55)

Double glazed bay window to front elevation, radiator, tv point.

Kitchen

12'4" x 12'6" (3.76 x 3.83)

Fitted to comprise a range of base and eye level units with tiled splashback, one and a half steel sink and drainer, integrated dishwasher, integrated fridge/freezer, integrated double electric







oven, induction hob with overhead extractor, radiator, double glazed window to rear elevation, double glazed door to side elevation, double glazed door to rear elevation, spotlights.

Utility room

9'5" x 7'10" (2.89 x 2.41)

Space for automatic washing machine, space of tumble dryer, wall mounted combi boiler, double glazed window to side elevation.

Guest W.C.

Fitted to comprise of a low level pedestal, low level hand wash basin, double glazed window to side elevation.





First Floor landing

Loft Access, double glazed window to side elevation, solid oak wood doors to;

Bedroom One

12'7" x 11'7" (3.86 x 3.55)

Fitted triple wardrobe, radiator, double glazed window to rear elevation.

Bedroom Two

11'5" x 10'11" (3.48 x 3.35)

Fitted triple wardrobe, radiator, double glazed window to front elevation.





Bedroom Three

8'2" x 7'4" (2.51 x 2.26)

Radiator, double glazed window to front elevation

Bathroom

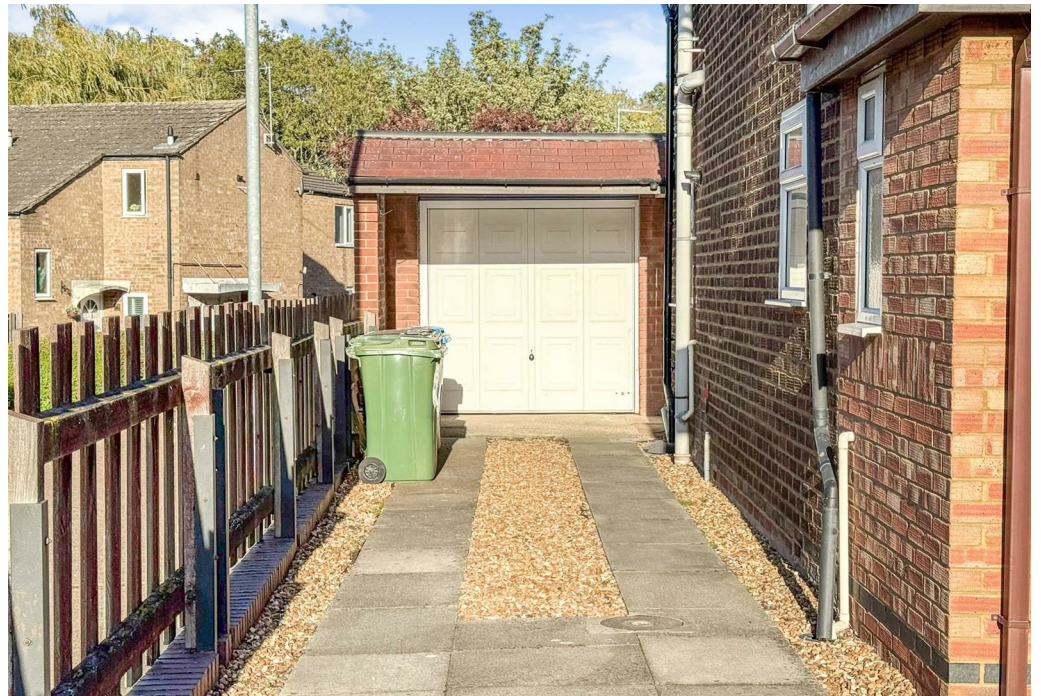
9'7" x 6'5" (2.94 x 1.98)

Fitted to comprise of a low level pedestal, low level hand wash basin, panel bath with overhead shower, double glazed window to side elevation, radiator, spotlights.

Outside

Front - A large driveway made up of pebble dash, paved driveway leading down side elevation to garage, with a mix of brick walling and timber fencing surround to all sides.

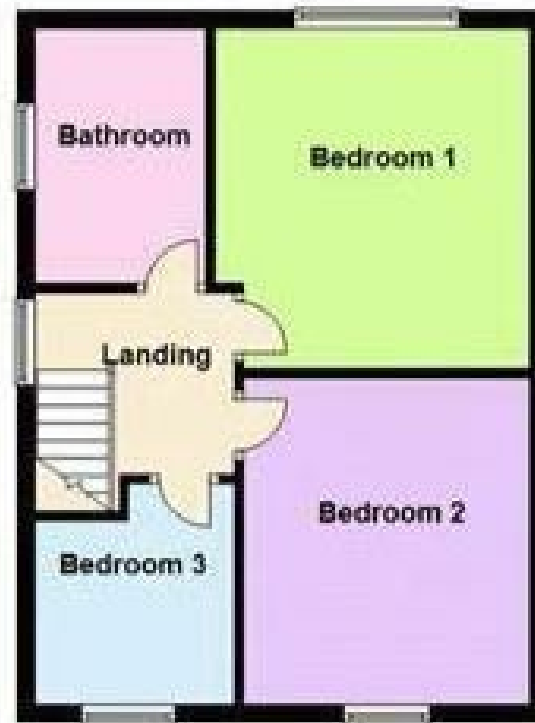




Ground Floor



First Floor





Rear - A patio area leading onto a large laid lawn, with timber fencing to all sides. Double doors leading into rear of garage.

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