



Chestnut Avenue, Corby

**STUART
CHARLES**
ESTATE AGENTS

Offers in excess of £265,000

Stuart Charles are delighted to offer for sale this rarely available heavily EXTENDED three bedroom semi detached property in the popular shire lodge area of Corby. This property not only features a double and single story extension to the rear, but also has a large conservatory creating an open plan living area, which is perfect for families. The property is perfectly situated within walking distance to local shops, schools and public transport links. To the ground floor is an entrance hall, kitchen diner, large lounge/snug, study and conservatory. To the first floor are three good sized bedrooms, all with fitted wardrobes and a modern bathroom. To the front elevation is a large laid lawn, with a driveway providing parking for multiple vehicles. To the rear of the property is a landscaped garden featuring a mix of laid lawn, pebble dash, paving, patio and decking with an overhead pergola, enclosed to all sides by timber fencing. To the side of the property is a fitted BBQ area with drinks cooler, and timber gated access to the front elevation. CALL NOW TO VIEW!!!

- HEAVILY EXTENDED
- LARGE CONSERVATORY TO THE REAR
- MODERN BATHROOM
- LANDSCAPED GARDEN
- WALKING DISTANCE TO LOCAL SHOPS AND SCHOOLS
- KITCHEN/DINER
- FOUR RECEPTION ROOMS
- THREE GOOD SIZED BEDROOMS
- LARGE FRONTAGE WITH OFF ROAD PARKING
- STONES THROW TO PUBLIC TRANSPORT LINKS

Entrance Hall

Entered via a double glazed front door, door to;

Kitchen/Diner

13'6" x 9'10" (4.14 x 3)

Fitted to comprise a range of base and eye level units, one and a half bowl sink and drainer, electric range cooker with overhead extractor, space for automatic washing machine, space for fridge freezer, space for dishwasher,

wall mounted combi boiler, double glazed window to front elevation, radiator, door to;

Lounge & Snug

24'3" x 9'5" (7.4 x 2.88)

Tv point, radiator, radiator, double glazed window to rear elevation, double glazed bay window to front elevation







Study

8'2" x 7'6" (2.5 x 2.3)

Radiator, large storage cupboard, opening to;

Conservatory

10'9" x 20'8" (3.3 x 6.3)

Double glazed windows to rear elevation, double glazed french doors to rear elevation, radiator, radiator.

First floor landing

Double glazed window to front elevation, loft access, doors to;





Bedroom One

9'4" x 14'11" (min) x 17'11" (max) (2.85 x 4.55 (min) x 5.47 (max))

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

Bedroom Two

9'7" x 7'10" (2.93 x 2.40)

Double window to rear elevation, radiator, built in double wardrobe.

Bedroom Three

9'3" x 7'1" (2.84 x 2.17)

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





Bathroom

8'2" x 6'5" (2.5 x 1.98)

Fitted to comprise of a low level pedestal, low level hand wash basin with vanity unit, L shaped panel bath with overhead system shower, radiator, double glazed window to front elevation.

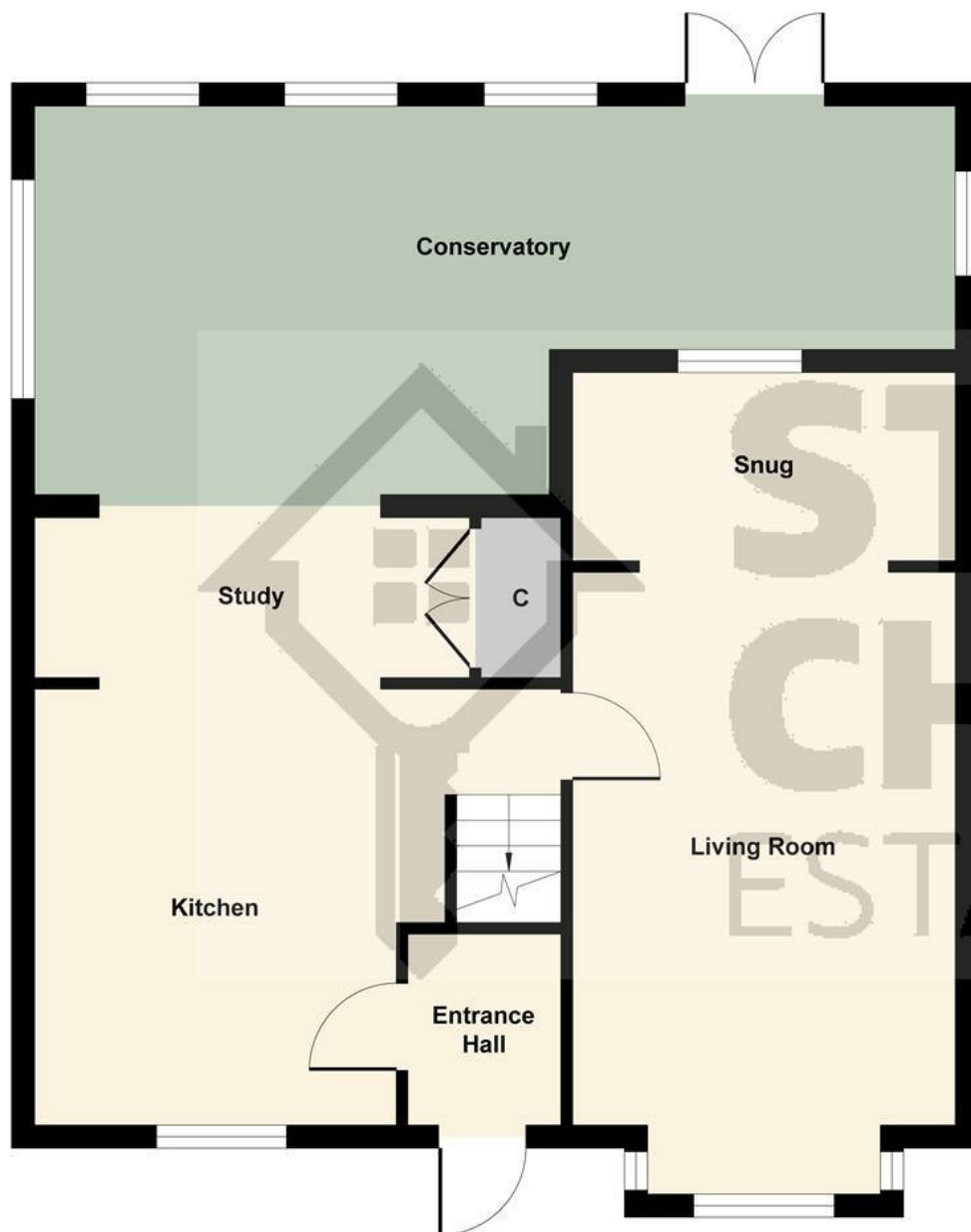
Outside

Front - A large laid lawn along side a long concrete driveway providing parking for multiple vehicles.

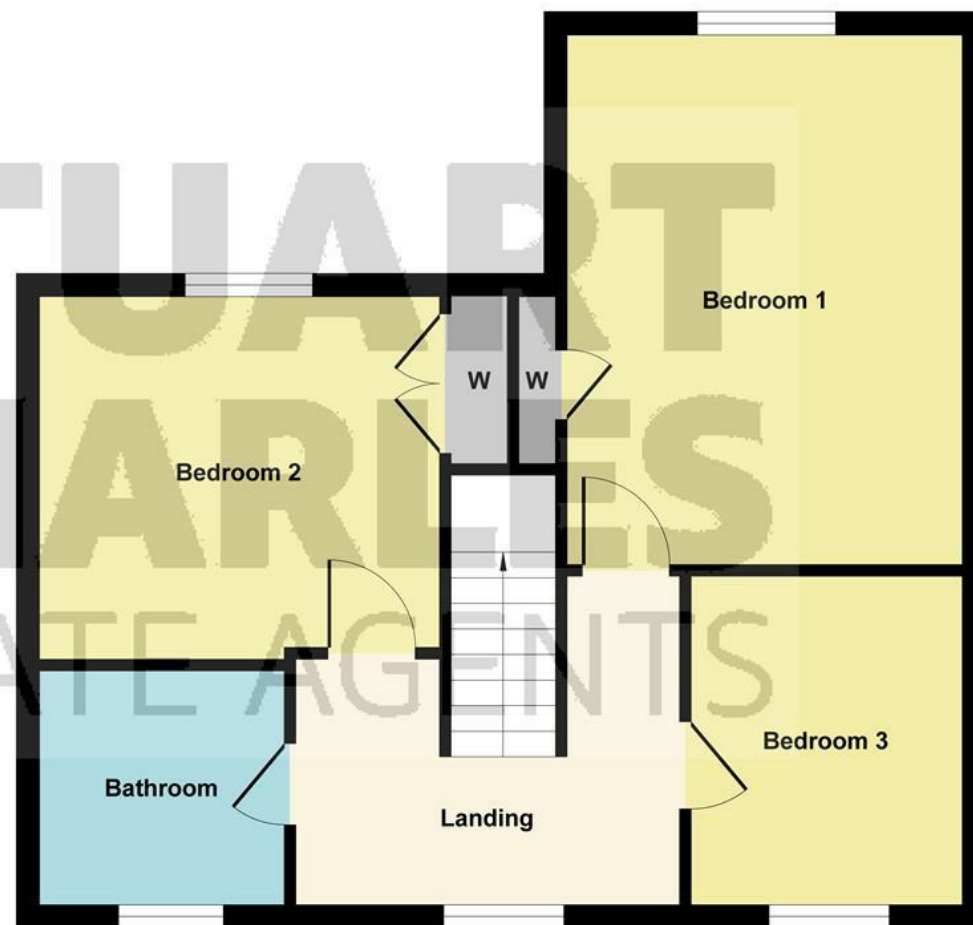
Rear - A landscaped garden consisting of a patio leading to a tiered laid lawn, pebble dash, patio seating area, large decking with overhead pergola. The whole garden is enclosed to all sides by timber fencing.







Ground Floor



First Floor



Side - To the side elevation is a fitted BBQ area with drinks cooler with gated access to front elevation.

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		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		