



119 Willow Brook Road, Corby, NN17 2EQ

£275,000

Stuart Charles are delighted to offer for sale this immaculate THREE bedroom semi detached family home, located in the Shire lodge area of Corby. Situated within walking distance several amenities and local transport links, this property has been updated to a high standard. Upon entering the porch the ground floor features a spacious hallway, lounge/diner, newly fitted kitchen with integrated appliances, guest w.c. and utility room. To the first floor are three good sized bedrooms, with the master featuring a fitted wardrobe, and a four piece family bathroom. To the front of the property is a low maintenance laid lawn with a resin driveway providing parking for multiple vehicles, a detached garage, enclosed by timber fencing and brick walling. To the rear is two patio area and a large laid lawn, with flower beds and a summer house. CALL NOW TO VIEW!!

- IMMACULATE CONDITION
- NEWLY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- THREE GOOD SIZED BEDROOMS
- COMBI BOILER
- GENEROUS SIZED REAR GARDEN
- SPACIOUS LOUNGE/DINER
- GUEST W.C. AND UTILITY
- FOUR PIECE FAMILY BATHROOM
- RESIN DRIVEWAY AND DETACHED GARAGE
- WALKING DISTANCE TO LOCAL BUS LINKS AND SHOPS

Entrance Porch

1131'10" x 4'3" (345 x 1.32)

Entered via double glazed front door, radiator, double glazed window to front elevation.

Entrance Hall

10'11" x 6'11" (3.35 x 2.13)

Under stair storage cupboard, radiator, stairs rising to first floor landing, doors to;

Living/Dining Room

12'6" x 21'4" (max) (3.83 x 6.52 (max))

Double glazed bay window to front elevation, double glazed french doors to rear elevation, radiator, door to;

Kitchen/Breakfast Room

15'8" x 9'3" (4.8 x 2.84)

Fitted to comprise a range of base and eye level units, one and a half bowl steel sink and drainer, integrated dishwasher, induction hob with







overhead extractor unit, integrated electric oven, integrated microwave, space for american fridge/freezer, radiator, spotlights, double glazed window to rear elevation, doors to;

Utility Room

8'3" x 3'4" (2.54 x 1.04)

Fitted to comprise a range of base and eye level units, space for tumble dryer, double glazed window to side elevation, radiator.

Guest W.C.

5'4" x 3'4" (1.65 x 1.04)

Fitted to comprise of a low level pedestal, low level hand wash basin, vanity unit, double glazed window to rear elevation, radiator.





First Floor Landing

Double glazed window to side elevation, loft access, door to;

Bedroom One

11'8" x 10'5" (3.58 x 3.2)

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

Bedroom Two

13'3" x 8'0" (4.06 x 2.46)

Radiator, double glazed window to rear elevation.





Bedroom Three

9'6" x 8'4" (max) (2.92 x 2.56 (max))

Built in cupboard, radiator, double glazed window to front elevation.

Bathroom

11'1" x 9'3" (3.4 x 2.84)

Fitted to comprise a four piece white suite consisting of a low level pedestal, low level hand wash basin, panel bath, walk in shower unit, bluetooth mirror, double glazed window to rear elevation, radiator.

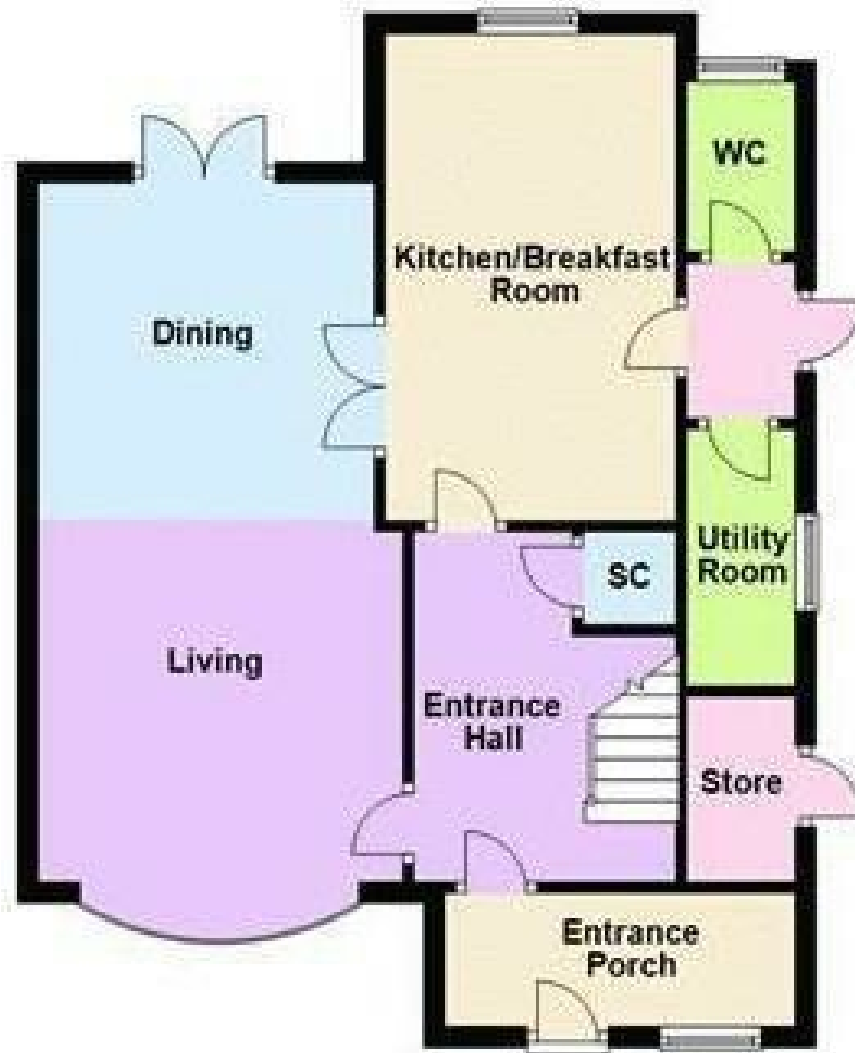
Outside

FRONT - A spacious resin driveway providing parking for multiple vehicles, a low maintenance laid lawn, detached garage with up and over door, enclosed by

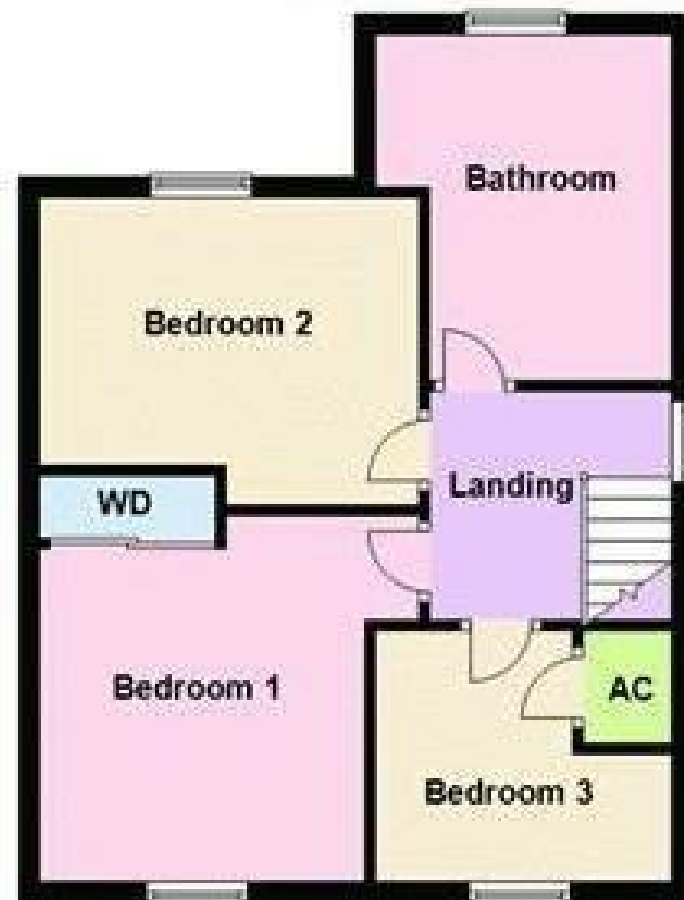




Ground Floor



First Floor





timber fencing and brick walling with iron bars.

BACK - A patio leading to a large laid lawn, plant beds with mature shrubbery, another patio with summer house, enclosed to all sides by timber fencing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92 plus A		
81-91 B		81
69-80 C		
55-68 D	68	
39-54 E		
21-38 F		
1-40 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		