



17 Tanfields Grove, Corby, NN17 1HH



**STUART  
CHARLES**  
ESTATE AGENTS



# £220,000

Stuart Charles are delighted to offer FOR SALE with NO CHAIN this three bedroom family home located in this popular tree lined street in the Lloyds area of Corby. Situated a short walk from several schools and multiple shops as well as being a short walk to the town centre an early viewing is recommended to avoid missing out on this home. The accomodation comprises to the ground floor of an extended entrance hall, guest W.C, utility room, lounge/diner and kitchen. To the first floor are three good sized bedrooms and a four piece bathroom. Outside to the front is low maintenance laid lawn which leads to a driveway that provides off road parking for multiple vehicles and gated access to the rear. To the rear a patio area leads onto a laid lawn and up to a low maintenance decking area and office room.

- NO CHAIN
- UTILITY ROOM
- THREE BEDROOMS
- DETACHED BOOTH WITH POWER AND LIGHTING
- MULTIPLE SHOPPING AREAS WITH WALKING DISTANCE
- LARGE LOUNGE/DINER
- GUEST W.C
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- MULTIPLE SCHOOLS WITHIN WALKING DISTANCE
- CLOSE TO TOWN TOWN CENTRE AND TRAIN STATION

## Entrance Hall

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

## Utility Room

Fitted with eye level units, plumbing for automatic washing machine, space for condensing dryer, wall mounted boiler, radiator, double glazed window to front elevation.

## Guest W.C

Fitted to comprise a two piece suite consisting of a low level pedestal, low level wash hand basin, radiator, double glazed window to side elevation.

## Lounge/Diner

17'8 x 9'9 (5.38m x 2.97m)

Double glazed window to front and rear elevation, radiator, Tv point, telephone point.













## Kitchen

10'1 x 8'7 (3.07m x 2.62m)

Fitted to comprise a range of base and eye level units with a one and a half bowl steel sink and drainer, electric hob, electric oven, double glazed window to rear, double glazed door to side elevation, under stairs storage with plumbing for dishwasher.

## Landing

Stairs rising from ground floor elevation, double glazed window to side elevation, doors to:

## Bedroom One

10'10 x 9'8 (3.30m x 2.95m)

Double glazed window to front elevation, radiator.









### **Bedroom Two**

9'8 x 7'4 (2.95m x 2.24m)

Double glazed window to rear elevation, radiator.

### **Bedroom Three**

8'7 x 7'5 (2.62m x 2.26m)

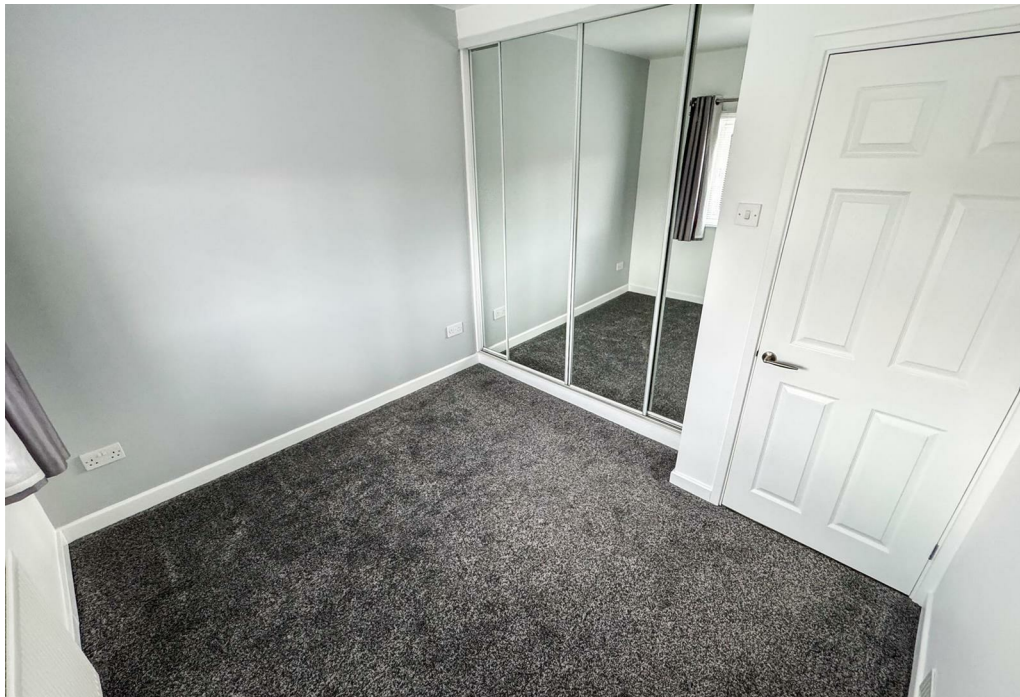
Double glazed window to rear elevation, radiator.

### **Bathroom**

9'4 x 7'4 (2.84m x 2.24m)

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

### **Outside**









Front: A laid lawn leads to a driveway which provides off road parking for multiple vehicles and gated access to the rear, a private gate to the side allows shared access.

Rear: A patio area leads onto a laid lawn and up to a raised decking area with Booth.

Booth: 11'11 x 6'0 : With power and light connected.



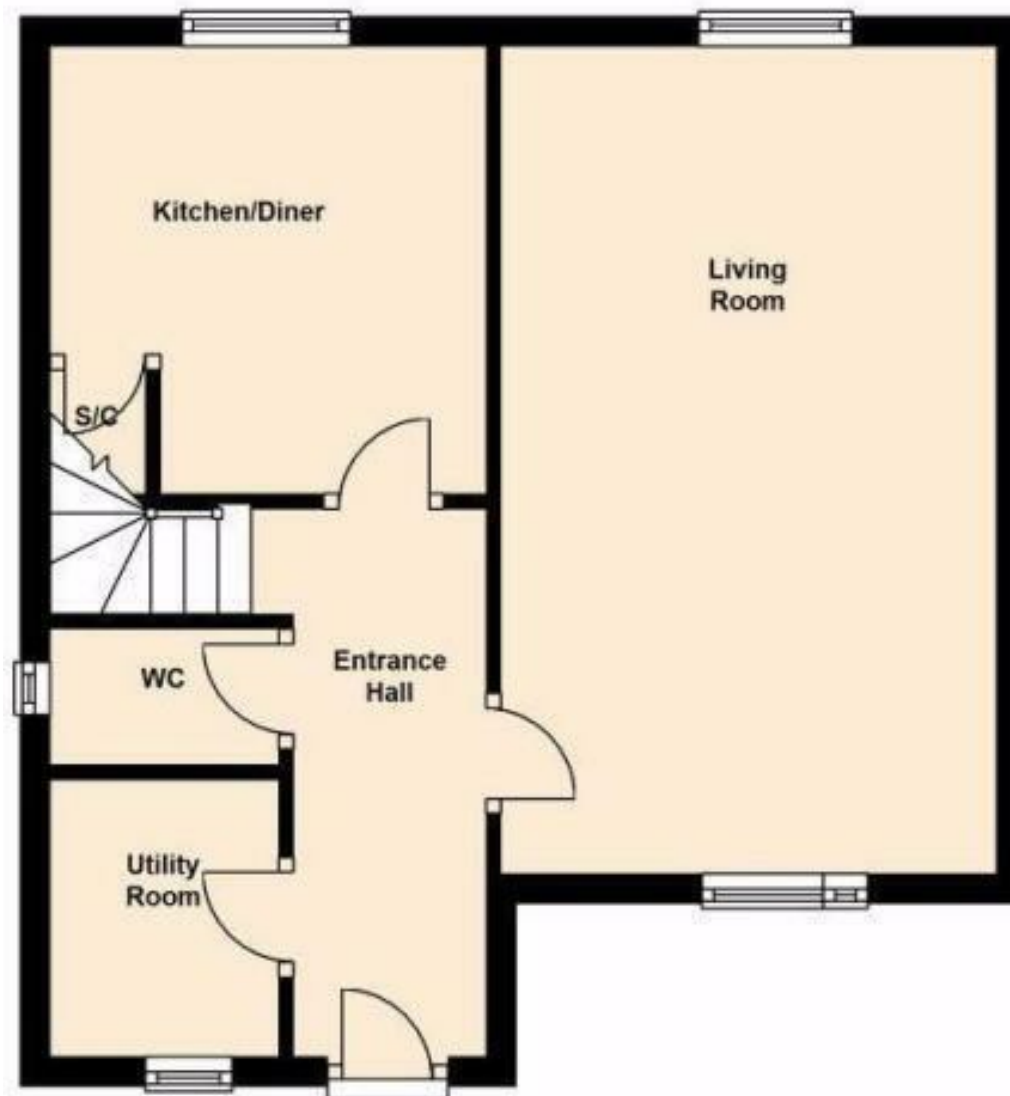






## Ground Floor

Approx. 36.6 sq. metres (393.8 sq. feet)



Total area: approx. 70.6 sq. metres (759.5 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92 plus <b>A</b>		
81-91 <b>B</b>		84
69-80 <b>C</b>		
55-68 <b>D</b>	65	
39-54 <b>E</b>		
21-38 <b>F</b>		
1-40 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		