



23 Wharfedale Road, Corby, NN17 2AH





# £170,000

Stuart Charles are delighted to offer for sale this three bedroom semi detached home in the lodge park area of Corby. Only a short walk to a range of local amenities an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of a living room, galley kitchen and dining room with views into the garden. To the first floor are three good sized rooms and a three piece bathroom room. To the front of the property is a driveway that leads to a laid lawn, privet bushes with access to the rear. To the rear of the property is a large laid lawn with a range of mature bushes and plants with hedge surround. To the side of the property features additional access to the garden. Call now!

- DRIVEWAY
- GOOD TRANSPORT LINKS
- TWO RECEPTION ROOMS
- POTENTIAL TO ADD VALUE
- LARGE REAR GARDEN
- CLOSE TO LOCAL SHOPS
- DOWNSTAIRS GUEST WC
- GOOD RENTAL RETURN

## Entrance Hall

Double glazed door to front elevation, radiator, stairs rising to first floor, under stairs storage, doors to:

## Lounge

13'10 x 12'01 (4.22m x 3.68m )

Double glazed window to front elevation, radiator, opening to:

## Dining Room

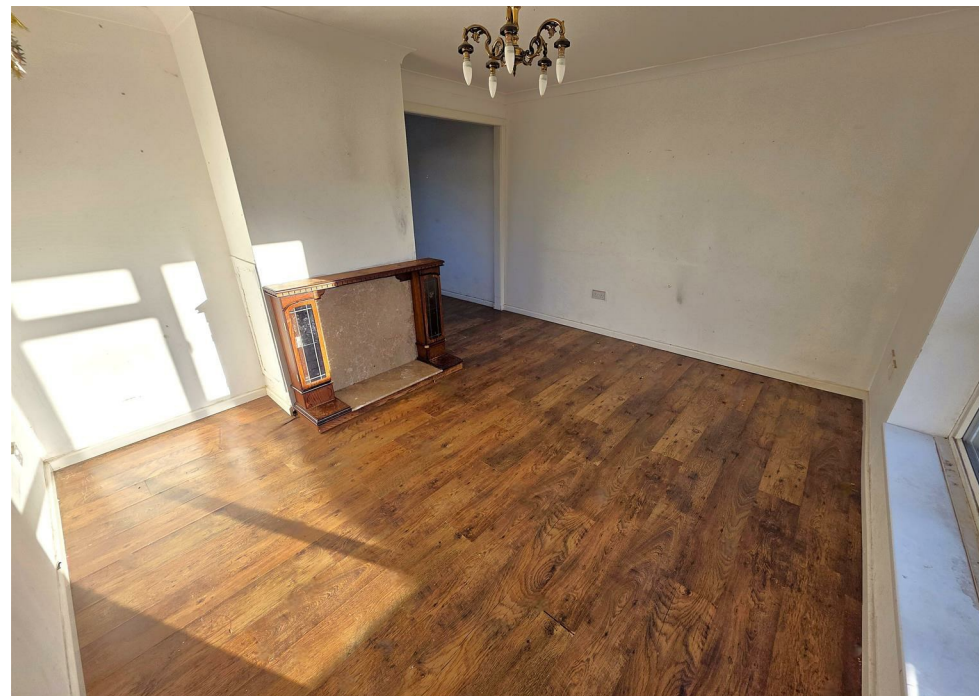
10'4 x 8'6 (3.15m x 2.59m)

Radiator, double glazed window to rear elevation, door to:

## Kitchen

10'4 x 8'6 (3.15m x 2.59m)

Fitted to comprise a range of base and eye level units with a sink, gas hob, integrated oven, integrated grill, integrated microwave, double glazed window to the rear elevation, single glazed door to side elevation.













### **Guest WC**

Low level pedestal, single glazed window to the side elevation.

### **Landing**

Double glazed window the side elevation, loft hatch.

### **Bedroom One**

12'02 x 11'11 (3.71m x 3.63m)

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

### **Bedroom Two**

13'06 x 8'09 (4.11m x 2.67m)

Double glazed window to rear elevation, built in double wardrobes, radiator.









### Bedroom Three

9'0 x 8'6 (2.74m x 2.59m)

Double glazed window to front elevation, built in storage, radiator.

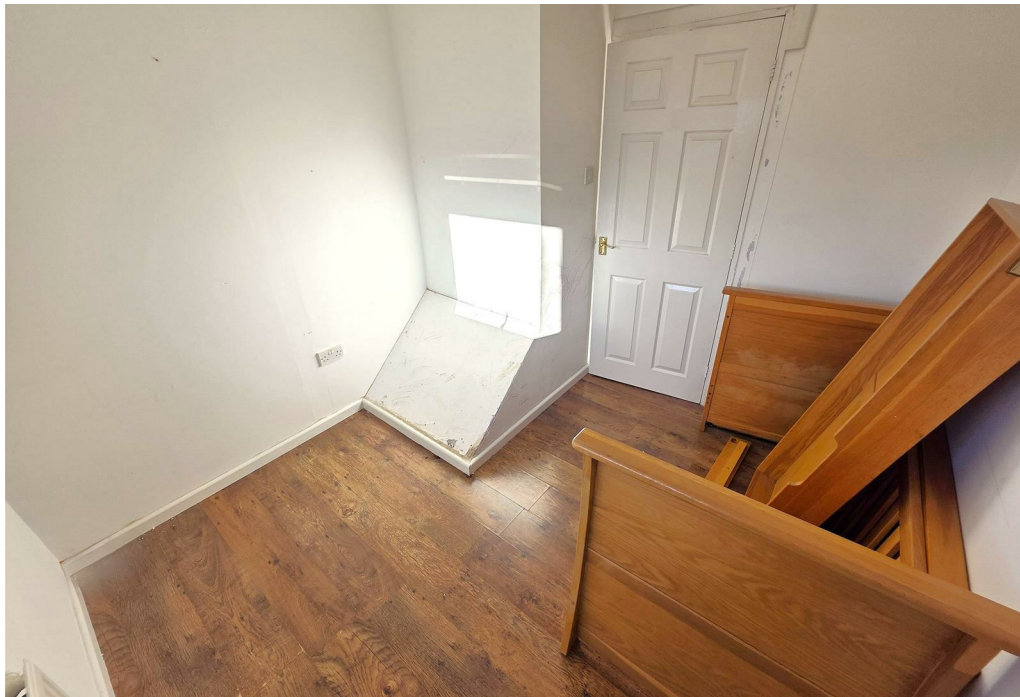
### Bathroom

7'0 x 5'7 (2.13m x 1.70m)

Fitted to comprise a three piece white suite featuring a low level white bath, low level pedestal, low level wash hand basin, extractor, radiator, double glazed window to front elevation.

### Outside

To the front of the property is a gated driveway that leads to a laid lawn, privet bushes with gated access to the rear.

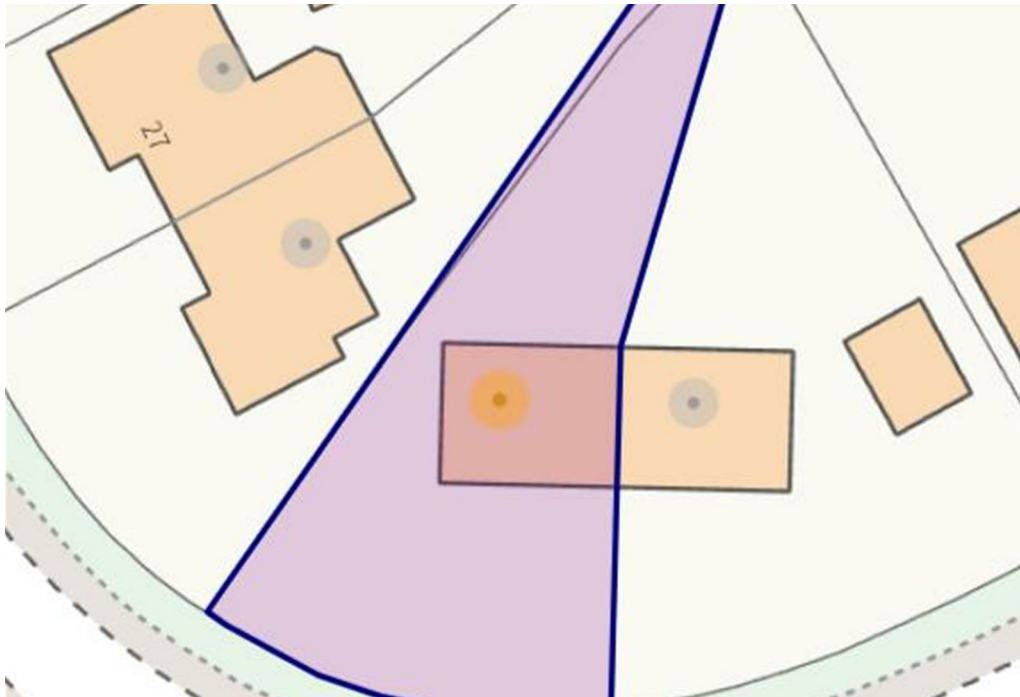








To the rear of the property is a large laid lawn with a range of mature bushes and plants with hedge surround. To the side of the property features additional access to the garden.













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