Gamston Walk, Corby

STUART
CHARLES
ESTATE AGENTS

£170,000

Stuart Charles are delighted to offer FOR SALE with NO CHAIN this three bedroom family home located in the Beanfield area of Corby. Located in a quiet cul de sac and walking distance to St Brendans school and Farmstead shops an early viewing is recommended to avoid missing out on this home. The accomadation comprises to the ground floor of an entrance hall, lounge/diner and kitchen. To the first floor are three bedrooms a two piece bathroom and seperate W.C. Outside to the front is a low maintenance lawn that can provide off road parking subject to permission, to the rear a patio area leads onto a laid lawn and is enclosed by timber fencing to all sides. Call now to view!!.

- NO CHAIN
- KITCHEN
- THREE PEICE BATHROOM
- WALKING DISTANCE TO SHOPS
- WALKING DISTANCE TO PRIMARY SCHOOL
- GOOD SIZED LOUNGE/DINER
- THREE BEDROOMS
- POTENTIAL TO CREATE OFF ROAD PARKING SUBJECT TO PERMISSIONS
- WALKING DISTANCE TO SCHOOLS

Entrance Hall

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

Lounge/Diner

20'8 x 11'0 (6.30m x 3.35m)

Double glazed window to front elevation, double glazed patio door to rear, two radiators, Tv point, Telephone point, door to:

Kitchen

16'06 x 10'03 (5.03m x 3.12m)

Fitted to comprise a range of base and eye level units with a sink and drainer, space for electric cooker, pantry cupboard, double glazed window and door to rear elevation.

Utility

Under Stairs storage, space for automatic washing machine, double glazed door to front elevation.

First Floor Landing
Loft access, doors to:

Bedroom One
11'0 x 10'07 (3.35m x 3.23m)
Double glazed window to front elevation, radiator, storage cupboard.

Bedroom Two
10'11 x 9'09 (3.33m x 2.97m)
Double glazed window to rear elevation, radiator, built in cupboard, airing cupboard with boiler.

Bedroom Three
11'02 x 7'0 (3.40m x 2.13m)
Double glazed window to front elevation, radiator.

STOP!

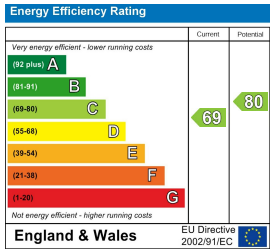
W.C
Fitted to comprise a low level pedestal and double glazed window to rear elevation.

Bathroom
7'10 x 5'10 (2.39m x 1.78m)
Fitted to comprise a two piece suite consisting of a low level bath with electric shower over, low level pedestal, radiator, double glazed window to rear elevation.

Outside
Front: A laid lawn is enclosed by timber fencing.

Rear: A patio area leads onto a laid lawn and is enclosed by timber fencing.

9


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
69
80
England & Wales
EU Directive 2002/91/EC