



95 Patrick Road, Corby, NN18 9ND



**STUART
CHARLES**
ESTATE AGENTS

£260,000

Stuart Charles are delighted to offer FOR SALE this THREE bedroom detached family home located in the desirable private cul-de-sac. Situated a short walk from a host of amenities and a short walk to Corby's thriving town centre an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, modern extended kitchen/breakfast room, lounge/diner and a conservatory. To the first floor are three good sized bedrooms and a four piece family bathroom. Outside to the front a large block paved driveway that provides off road parking for multiple vehicles and gravel area provides off road parking for multiple vehicles and leads to gated rear access. To the rear a split patio area leads onto a large laid lawn and leads to a raised decking area, the whole garden is enclosed by timber fencing and privet hedges to all sides. Call now to view!!

- LARGE REFITTED KITCHEN/BREAKFAST ROOMS
- CONSERVATORY
- FOUR PIECE BATHROOM SUITE
- LARGE REAR GARDEN WITH RAISED DECKING AREA
- WALKING DISTANCE TO TOWN CENTRE
- LARGE LOUNGE/DINER
- THREE GOOD SIZED BEDROOMS
- LARGE DRIVEWAY
- CLOSE TO LOCAL PRIMARY SCHOOLS
- CLOSE TO MAIN BUS LINKS

Entrance Hall

Entered via a double glazed door, radiator, double glazed door to side elevation, Oak doors to:

Kitchen/Breakfast

26'11 x 7'11 (8.20m x 2.41m)

Re-fitted to comprise a range of base and eye level units with a solid Oak work surface, Belfast sink and drainer, five ring gas hob with extractor fan, electric oven, integrated fridge/freezer,

integrated washing machine, integrated tumble dryer, space for wine fridge, radiator, ceiling spotlights, breakfast bar, double glazed window to front and rear elevations, Oak door to entrance hall, archway to:

Lounge/Diner

20'2 x 12'10 (6.15m x 3.91m)

Double glazed window to front elevation, two radiators, wall mounted electric fire, Oak doors to, double glazed patio doors to rear elevation.







Conservatory

13'1 x 8'69 (3.99m x 2.44m)

Brick built base with double glazed windows to both sides, double glazed French doors to rear elevation, power and light connected, radiator.

First Floor Landing

Stars rising from lounge, doors to:

Bedroom One

13'0 x 11'1 (3.96m x 3.38m)

Double glazed window to front elevation, radiator, storage area in roof space.





Bedroom Two

10'0 x 9'1 (3.05m x 2.77m)

Double glazed window to rear elevation, radiator, storage cupboard, airing cupboard with combi boiler.

Bedroom Three

8'0 x 8'0 (2.44m x 2.44m)

Double glazed window to front elevation, radiator.

Bathroom

8'0 x 8'2 (2.44m x 2.49m)

Fitted to comprise a four piece white suite consisting of a roll top bath, walk in mains feed shower cubicle, low level pedestal, low level wash hand basin, radiator, ceiling spotlights, double glazed window to rear elevation.

Outside





Front: A large block paved drive and gravel area provides off road parking for multiple vehicles and leads to gated rear access, enclosed by small privet.

Rear: A large patio area is split to both sides and leads up onto a large lawn that has a raised decking area to one corner, the whole garden is enclosed by timber fencing and privet hedges to all sides.







Illustration for identification purposes only, measurements are approximate, not to scale.
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