



236 Studfall Avenue, Corby, NN17 1LQ

£239,950

LOCATION LOCATION LOCATION. Situated in this sought after location backing onto woodland is this three bedroom semi detached family home offered FOR SALE with NO CHAIN. Positioned on this tree lined street and walking distance to the town centre, multiple primary and secondary schools as well as several popular shopping parades an early viewing is recommended to avoid missing out on this home. The accomadation comprises to the ground floor of an entrance hall with extra storage, lounge, refitted kitchen/diner with French doors over looking the garden, a guest W.c and separate utility area. To the first floor are three good sized bedrooms and a modern three piece family bathroom. Outside to the front is a low maintenance block paved driveway which provides off road parking for multiple vehicles and is enclosed by privet hedges and low maintenance wall. To the rear a large patio area leads onto a larger than average laid lawn with a further patio area to one side and a raised planting area to the rear. Call now to view!!!

- NO CHAIN
- EXTRA PRIVACY BACKING ONTO THOROUGHSALE WOODS
- RECENTLY MODERNISED AND EXTERNALLY RENDERED
- GOOD SIZE LOUNGE
- MODERN KITCHEN/DINER WITH FITTED DINING AREA
- UTILITY ROOM AND GUEST W.C
- THREE BEDROOMS WITH FITTED WARDROBES TO MASTER BEDROOM
- OFF ROAD PARKING FOR MULTIPLE VEHICLES AND LARGER THAN AVERAGE REAR GARDEN
- WALKING DISTANCE TO OUR LADYS/STUDFALL AND WOODNEWTON SCHOOLS
- WALKING DISTANCE TO TOWN CENTRE, LOCAL SHOPS AND OPEN GREEN SPACES

Entrance Hall

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

Lounge

20'9 x 11'9 (6.32m x 3.58m)

Double glazed window to front elevation, radiator, tv point.

Kitchen/Diner

20'5 x 8'5 (6.22m x 2.57m)

Fitted to comprise a range of base and eye level units with single sink and drainer, electric hob with extractor, double electric oven, integrated dishwasher, integrated fridge/freezer, radiator, breakfast bar, built in diner, double glazed French doors to rear elevation, double glazed window to rear elevation, double glazed door to:







Utility Room

11'7 x 3'11 (3.53m x 1.19m)

Fitted to comprise base level units with a sink and drainer, space for automatic washing machine, space for automatic dryer, double glazed window to side elevation, storage area with combi boiler, door to side elevation, door to:

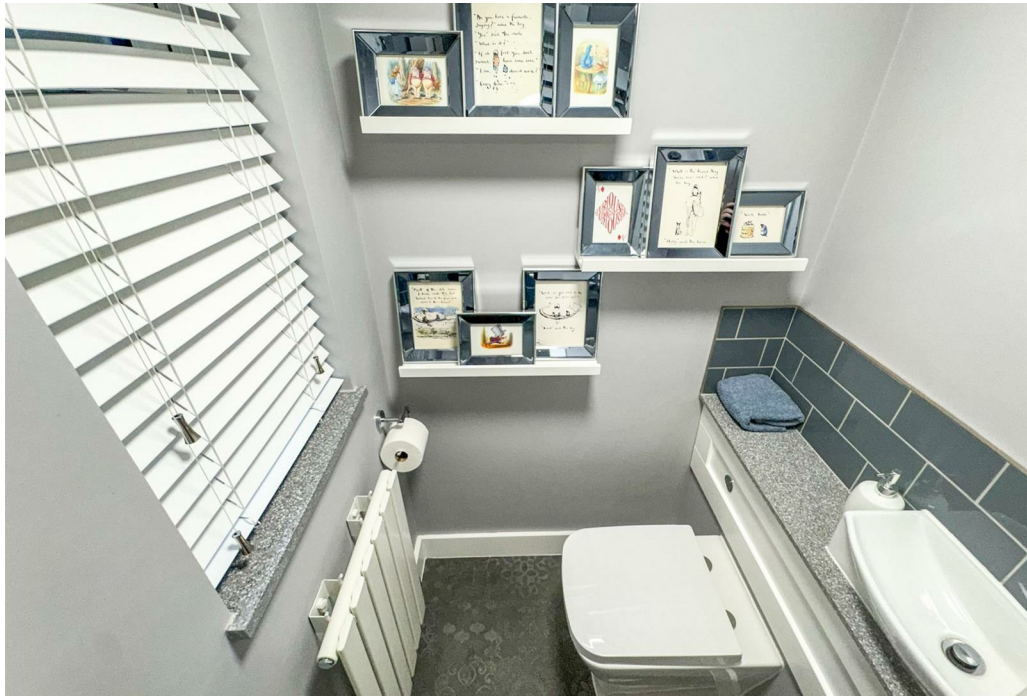
Guest W.C

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

First Floor Landing

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





Bedroom One

12'3 x 10'4 (3.73m x 3.15m)

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

Bedroom Two

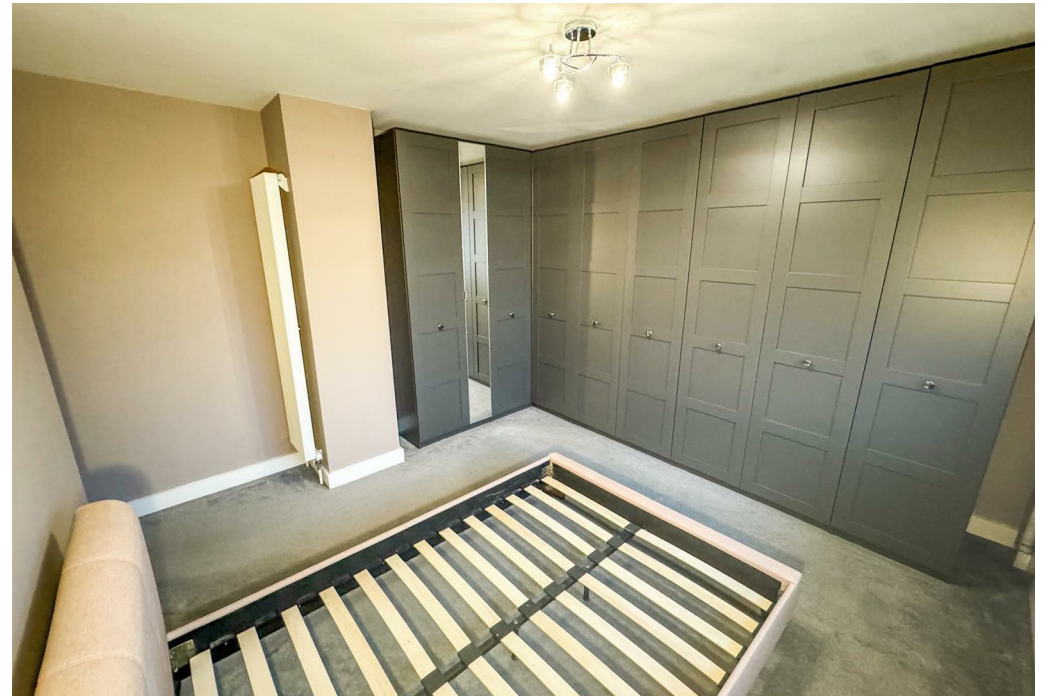
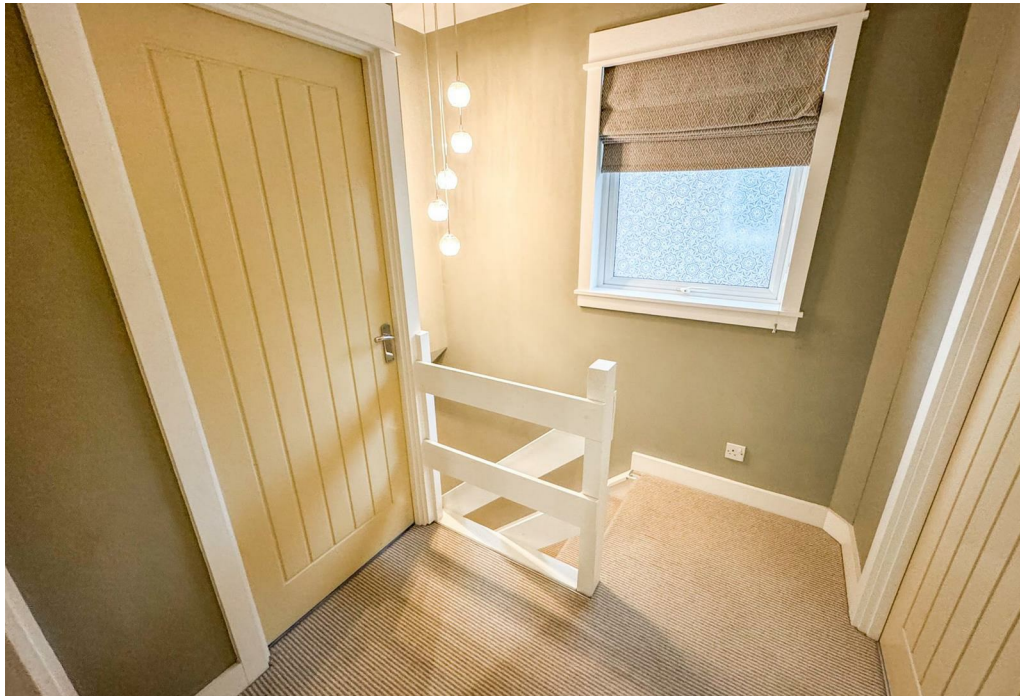
13'5 x 8'4 (4.09m x 2.54m)

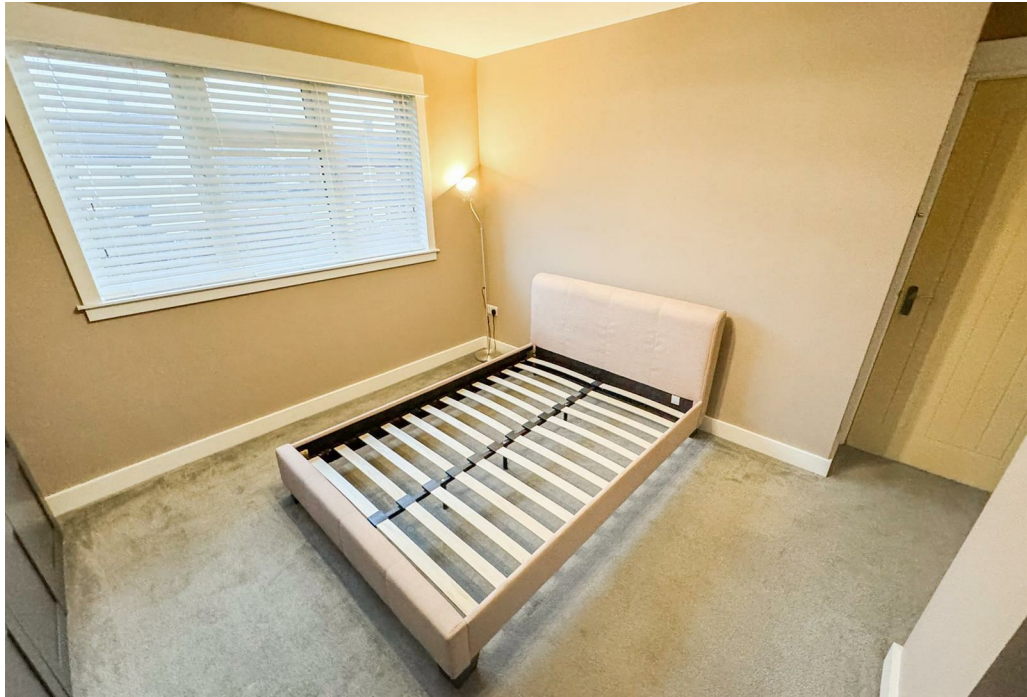
Double glazed window to rear elevation, radiator.

Bedroom Three

10'1 x 9'0 (3.07m x 2.74m)

Double glazed window to front elevation, radiator.





Bathroom

7'1 x 5'5 (2.16m x 1.65m)

Fitted to comprise a three piece suite consisting of a panel bath with electric shower over, low level wash hand basin, low level pedestal, radiator, double glazed window to rear elevation.

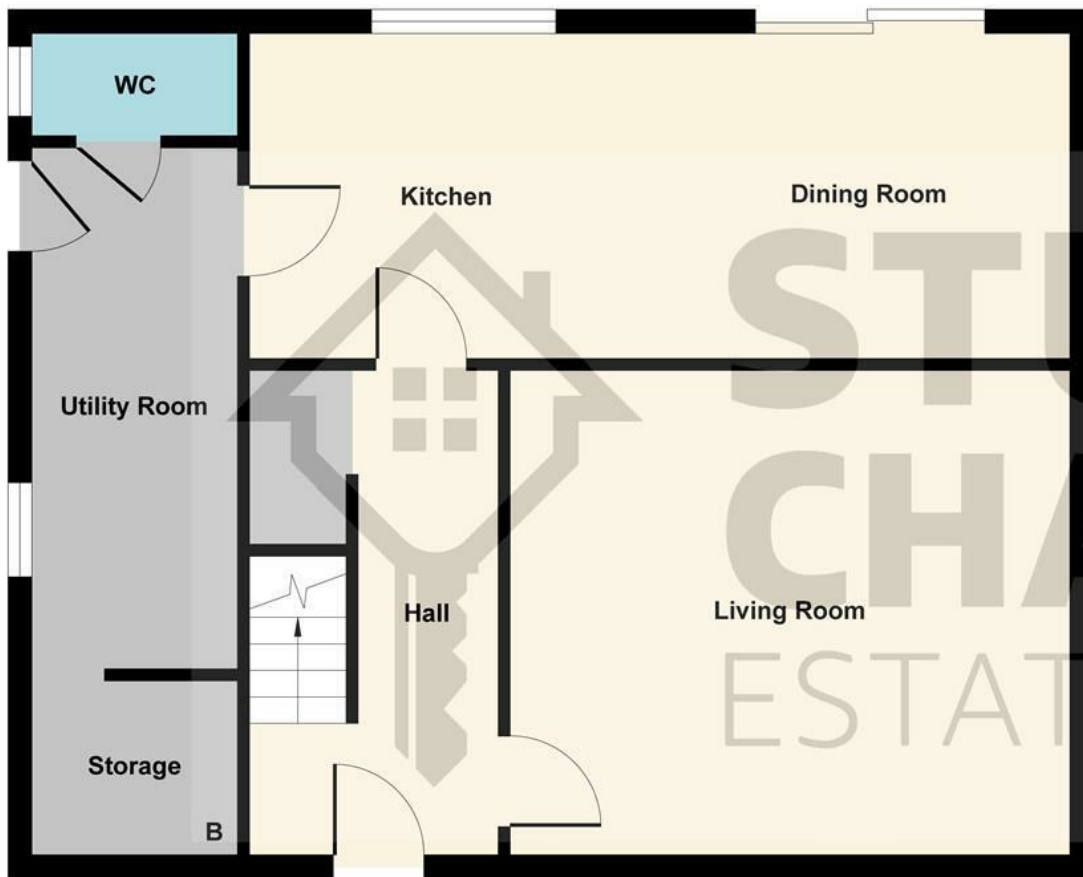
Outside

Front: A low maintenance block paved driveway provides off road parking for multiple vehicles and has gated access to the side.

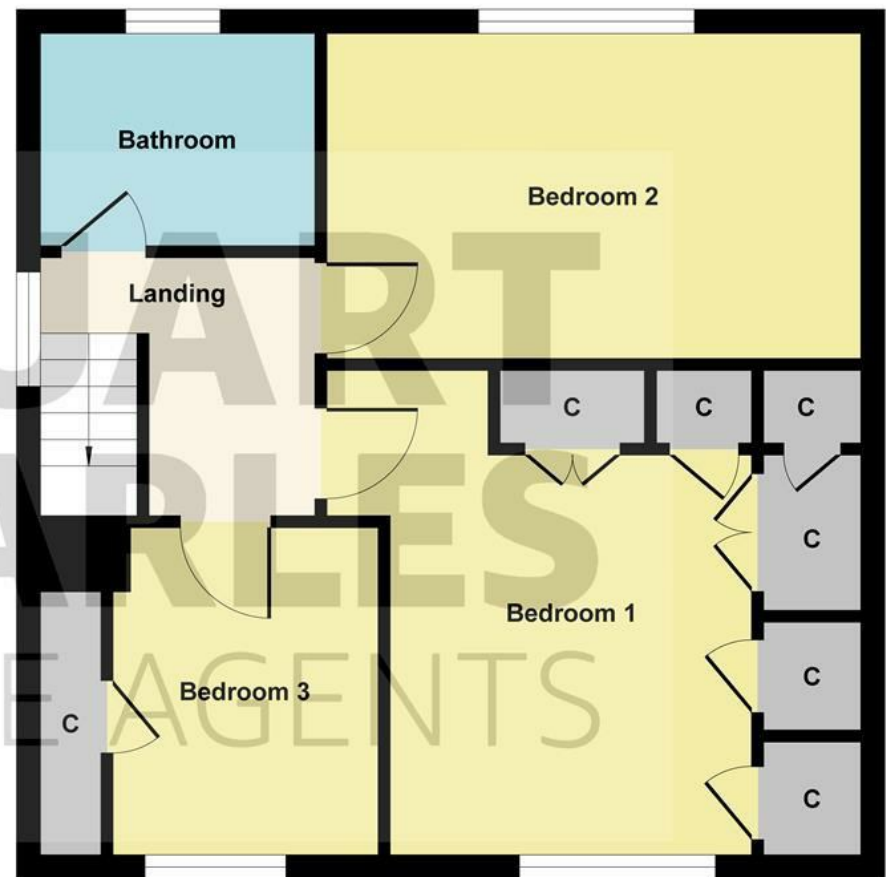
Rear: A patio area leads onto a larger than average laid lawn with a separate patio area to one side and a raised planting bed to the rear, the entire garden s enclosed by timber fencing and privet hedges.







Ground Floor



First Floor



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		
England & Wales EU Directive 2002/91/EC		