



35 Farmstead Road, Corby, NN18 0LE



**£215,000**

Stuart Charles are delighted to offer FOR SALE this THREE DOUBLE bedroom family home located in the Beanfield area of Corby. Located a short walk to several shopping areas and multiple schools an early viewing is recommended to avoid missing out on this home. The accomodation comprises to the ground floor of a an entrance hall, guest W.C, lounge, kitchen/diner and a utility room with office area. To the first floor are three double bedrooms and a three piece family bathroom. Outside to the front is a low maintenance laid lawn enclosed by low level wall. To the rear a raised decking area leads down to a laid lawn and rear access to the garage. The garage is located off Brighton road to the rear of the garden. Call now to view!!.

- OPEN PLAN KITCHEN/DINER
- UTILITY/OFFICE ROOM
- THREE DOUBLE BEDROOMS
- GARAGE IN BLOCK TO REAR OF GARDEN
- CLOSE TO PRIMARY AND SECONDARY SCHOOLS
- GOOD SIZE LOUNGE
- GUEST W.C
- THREE PIECE FAMILY BATHROOM
- CLOSE TO SHOPS
- WALKING DISTANCE TO TOWN CENTRE

### Entrance Hall

Entered via a double glazed door, radiator, storage cupboard, doors to:

### Guest W.C

Fitted to comprise a low level pedestal and double glazed window to front elevation.

### Kitchen/Diner

22'0 x 12'10 (6.71m x 3.91m)

Fitted to comprise a range of base and

eye level units with a one and half bowl steel sink and drainer, gas hob with extractor, electric oven, space for dishwasher, double glazed window to front elevation, radiator, space for free standing fridge/freezer, double glazed French doors to rear elevation, doors to:

### Lounge

12'0 x 10'4 (3.66m x 3.15m)

Double glazed window to rear







elevation, radiator, Tv point, telephone point.

### Utility/Office

21'1 x 5'7 (6.43m x 1.70m)

Fitted to comprise base and eye level units with a one and a half bowl sink and drainer, space for automatic washing machine, space for tumble dryer, two radiators, double glazed door to front and rear elevation.

### First Floor Landing

Loft access, stairs rising from ground floor, doors to:

### Bedroom One

12'11 x 10'2 (3.94m x 3.10m)

Double glazed window to rear elevation, radiator,





### Bedroom Two

12'10 x 8'5 (3.91m x 2.57m)

Double glazed window to front elevation, radiator.

### Bedroom Three

11'6 x 9'10 (3.51m x 3.00m)

Double glazed window to rear elevation, radiator.

### Bathroom

6'3 x 5'6 (1.91m x 1.68m)

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

### Outside





Front: A large laid lawn is enclosed by low level brick wall to all sides.

Rear: A raised decking area leads to a hard standing base ( previously a conservatory) and leads to a lower decking area, a laid lawn and pedestrian door to the rear the rear of the garden.

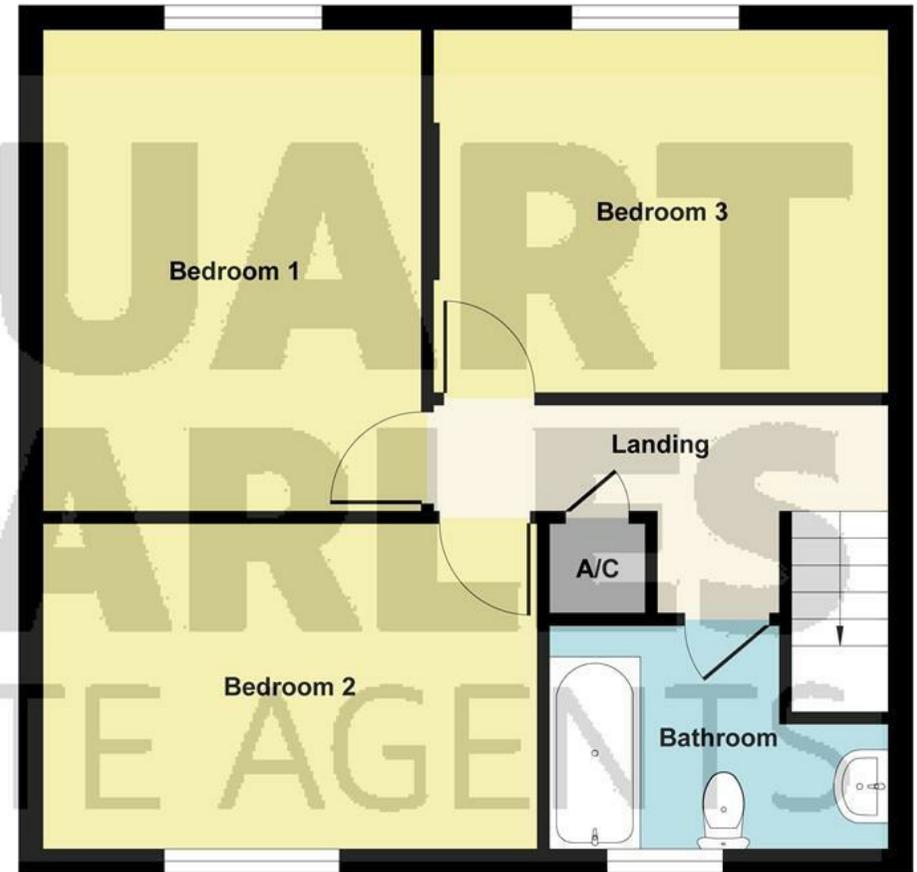
Garage: With up and over door, pedestrian door to rear.







Ground Floor



First Floor

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

Produced by Elements Property



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>		76	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	