



8 Welford Grove, Corby, Northamptonshire, NN17 2PQ



**STUART  
CHARLES**  
ESTATE AGENTS



# £225,000

Stuart Charles are delighted to offer FOR SALE this THREE bedroom semi detached family home located in the Lodge park area of Corby. Located just a short walk away from historic woodlands, primary and secondary schools and several shopping area's, Situated in a quiet cul-de-sac location an early viewing is recommended to avoid missing out on this home. The accommodation on offer comprises to the ground floor of an entrance hall, lounge, separate dining room, modern galley kitchen with a brand new electric oven and located off the kitchen is a second reception room which has a multitude of uses and a ground floor W.C. To the first floor are three well proportioned rooms and a three piece family shower room. Outside to the front you have off road parking for several vehicles, while to the rear is a laid lawn with a patio area with sleeper boarders all with a timber fence surround. Call now to book a viewing!!!

- GOOD SIZED LOUNGE
- GALLEY KITCHEN
- GUEST W.C
- MODERN THREE PIECE SHOWER ROOM
- WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOLS
- SEPARATE DINING ROOM
- FAMILY ROOM/OFFICE ROOM
- THREE GOOD SIZED BEDROOMS
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- CLOSE TO SHOPS/TOWN CENTRE/ OPEN GREEN SPACE AND WOODLANDS

## Entrance Hall

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

## Lounge

13'10 x 10'04 (4.22m x 3.15m)

Double glazed window to rear, feature gas fire place, Tv point, telephone point, radiator.

## Dining Room

11'10 x 9'11 (3.61m x 3.02m)

Double glazed window to rear, radiator. Double glazed French doors to the rear elevation, radiator.

## Kitchen

15'08 x 6'11 (4.78m x 2.11m)

Re-fitted to comprise a range of base and eye level units with a single sink and drainer, gas hob, double electric oven, double glazed window to front,













space for washing machine, space for fridge freezer, under stairs storage cupboard, radiator, door to Office/study room.

### **Office/Study/Family Room**

16'06 x 7'10 (5.03m x 2.39m)

Double glazed doors to the front and rear elevation, radiator, door to:

### **Guest WC**

Double glazed window to the rear elevation, two piece suite with a low level pedestal and wash hand basin.

### **First Floor Landing**

Double glazed window to the side elevation, loft access, doors to:









### **Bedroom One**

13'10 x 10'07 (4.22m x 3.23m)

Double glazed window to rear, radiator, built in wardrobe.

### **Bedroom Two**

13'10 x 9'11 (4.22m x 3.02m)

Double glazed window to rear, two built in wardrobes, radiator.

### **Bedroom Three**

9'10 6'10 (3.00m 2.08m)

Double glazed window to front elevation, radiator.









## Shower Room

6'11 x 5'06 (2.11m x 1.68m)

Featuring a three piece suite comprising a mains feed double shower, low level wash hand basin and pedestal, radiator, double glazed window to side elevation.

## Outside

Front: A large gravel area provides off road parking for multiple vehicles.

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

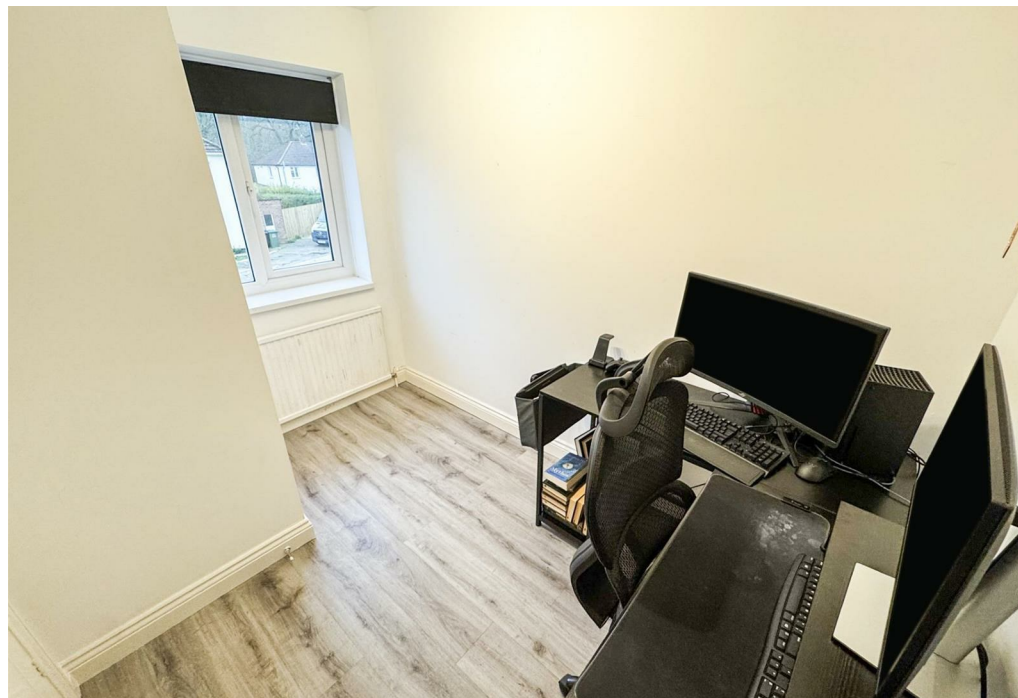
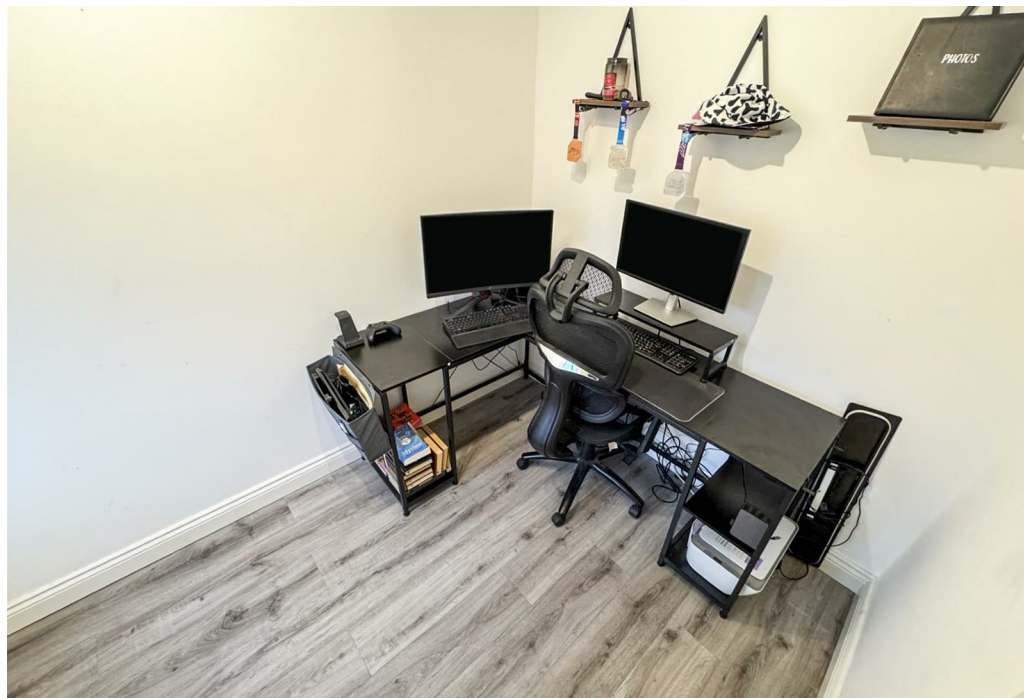










Illustration for identification purposes only, measurements are approximate, not to scale.  
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