



8 Irving Grove, Corby, Northamptonshire, NN17 2BL



## £264,500

Stuart Charles are delighted to offer for sale this renovated THREE bedroom semi-detached family home located in the in demand Lloyds area of Corby. Situated in a quiet cul-de-sac and within walking distance to several schools, an early viewing is recommended to avoid missing out on this home. The accommodation to the ground floor comprises of an entrance hall, guest w.c. and open plan kitchen/dining/living area. To the first floor are three good sized bedroom, and a family bathroom, which is soon to be installed. To the front is a large resin print driveway, providing parking for multiple vehicles, with double gated access to the garden, which also provides more parking, to the rear is a patio area with low level brick walling, which leads to a laid lawn, two sheds while the garden is enclosed to all sides by timber fencing. Call now to view!!

- OPEN PLAN KITCHEN/DINER/LIVING AREA
- LOG BURNER IN LIVING ROOM
- NEWLY FITTED BATHROOM
- LARGE DRIVEWAY WITH DOUBLE GATED REAR ACCESS
- WALKING DISTANCE TO LOCAL PRIMARY AND INFANT SCHOOLS
- MODERN OPEN PLAN KITCHEN/DINER
- THREE GOOD SIZED BEDROOMS
- GUEST W.C.
- CUL-DE-SAC LOCATION
- WALKING DISTANCE TO LOCAL SHOPS

### Entrance Hall

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

### Guest W.C.

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

### Kitchen/Diner

Re-Fitted to comprise a range of base

and eye level units with a one and a half bowl sink and drainer, electric hob with recycler hood, electric oven, space for dishwasher, wall mounted radiator, ceiling spotlights, integrated fridge/freezer, skylight, double glazed window to rear elevation, double glazed French doors to rear elevation.

### Living Room

Multi-fuel log burner, radiator, double glazed window to front elevation.







### **First Floor Landing**

Airing cupboard, double glazed window to side elevation, loft access, doors to;

### **Bedroom One**

Double glazed window to rear elevation, radiator, built-in wardrobe

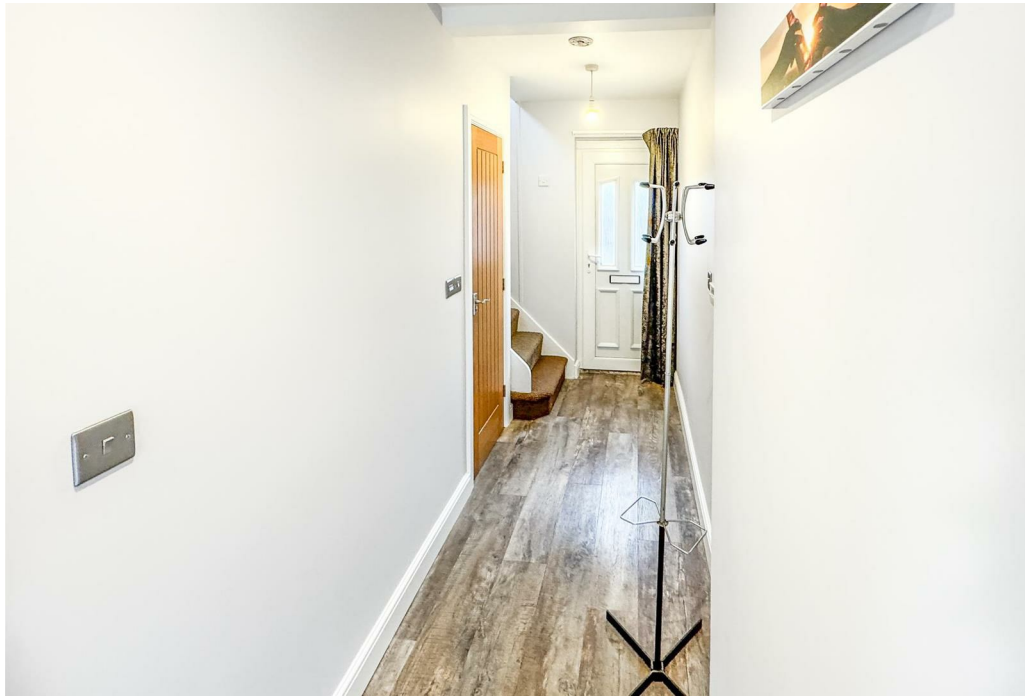
### **Bedroom Two**

Double glazed window to rear elevation, radiator.

### **Bedroom Three**

double glazed window to front elevation, radiator.





## Bathroom

Fitted to comprise a three piece suite consisting of panel bath with mains fed shower cubicle, low level was hand basin, low level pedestal, radiator, double glazed window to side elevation.

## Outside

Front: A printed driveway provides off road parking for multiple vehicles and is access by a shared drop kerb.

Rear: A large gravel hardstanding leads onto a laid lawn area and to a large shed and outside utility area.

Utility Area: With single shower cubicle, space for tumble dryer and automatic washing machine.

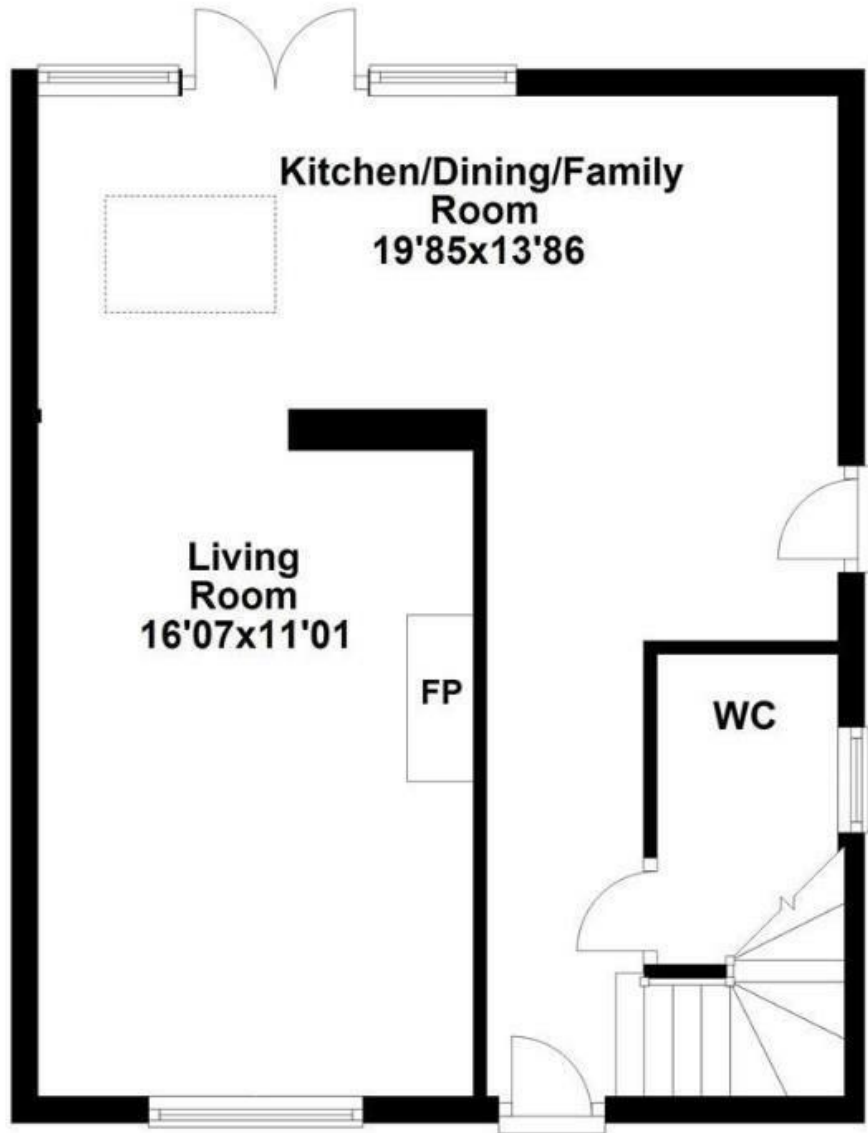




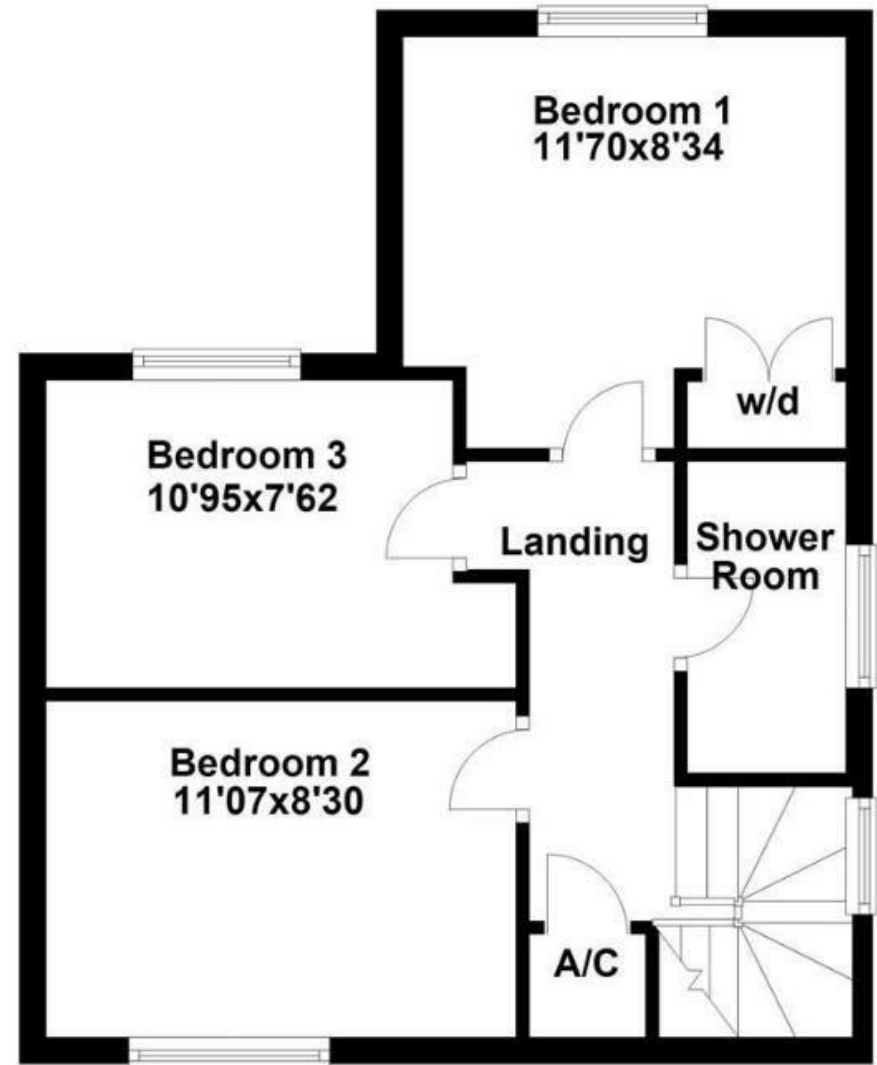




## Ground Floor



## First Floor



Floor plan not to scale - for guidance purposes only.  
Plan produced using PlanUp.



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>			
(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	