12 Faraday Grove, Corby, NN17 1BP

STUART CHARLES
ESTATE AGENTS

£184,995

Located in a quiet cul de sac is this THREE bedroom terraced family home in the Lloyds area of Corby. Situated a short walk away from several amenities to include multiple schools and shops and walking distance to the train station an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, utility/W.c, modern kitchen and lounge/diner. To the first floor are three bedrooms and a three piece modern bathroom. Outside to the front is a low maintenance laid lawn which offers potential to create off road parking subject to permissions. To the rear a patio leads onto a laid lawn and is enclosed by timber fencing to all sides. Call now to view!!.

- NO CHAIN
- WC/UTILITY ROOM
- MODERN BATHROOM
- POTENTIAL TO CREATE OFF ROAD PARKING SUBJECT TO PERMISSIONS
- CLOSE TO SHOPS
- LOUNGE/DINER
- MODERN KITCHEN
- THREE BEDROOMS
- WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOLS
- WARRANTY ON BOILER

Entrance Hall
Entered via a double glazed door, radiator, stairs rising to first floor landing, doors to:

Utility/W.C
Fitted to comprise a two piece suite consisting of a low level pedestal, low level wash hand basin, radiator, space for automatic washing machine, double glazed window to front elevation.

Kitchen
10'4 x 8'9 (3.15m x 2.67m)
Fitted to comprise a range of base and eye level units with a single steel sink and drainer, electric hob, electric oven, space for fridge/freezer, under stairs storage cupboard, radiator, double glazed window and door to rear elevation.

Lounge/Diner

18'3 x 11'1 (5.56m x 3.38m)

Double glazed window to front and rear elevation, two radiators, tv point, telephone point,

First Floor Landing

Bedroom One

12'11 x 9'10 (3.94m x 3.00m)

Bedroom Two

8'10 x 7'7 (2.69m x 2.31m)

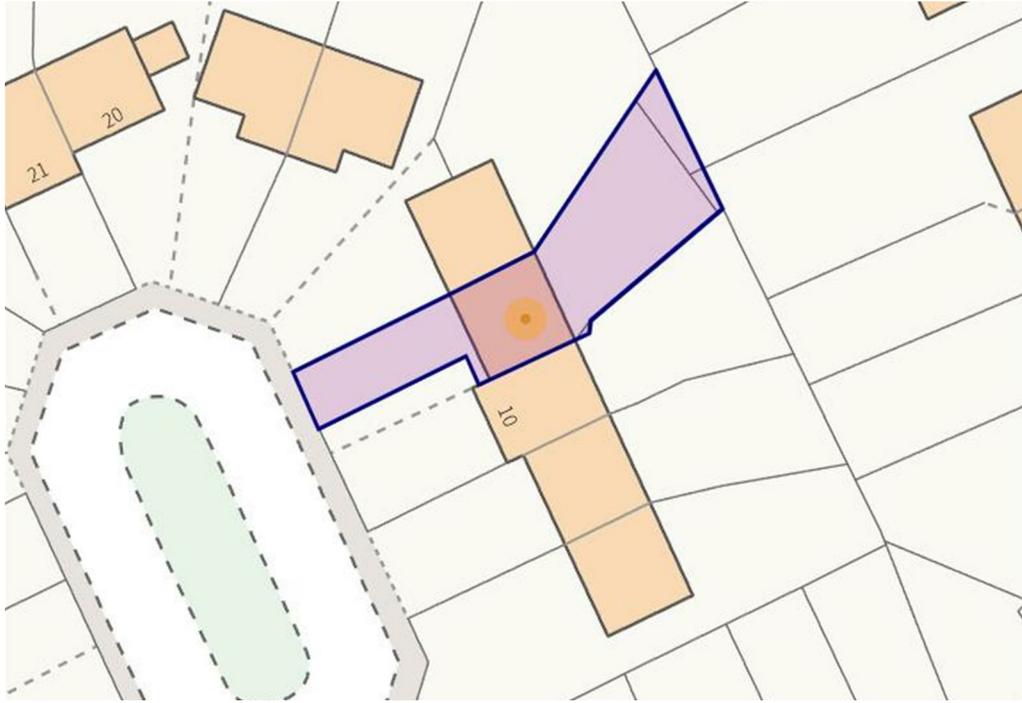**Bedroom Three**

10'0 x 4'6 (3.05m x 1.37m)

Bathroom

Outside

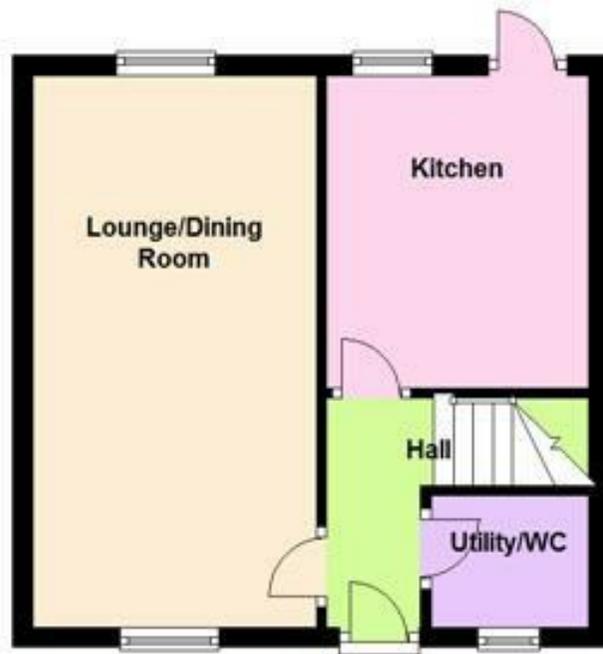## Ground Floor

Lounge/Dining Room

Kitchen

Hall

Utility/WC

First Floor

Bathroom

Bedroom 2

Landing

Master Bedroom

Bedroom 3

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) A			
(81-91) B			
(69-80) C			79
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales	EU Directive 2002/91/EC