



10 Wheatley Avenue, Corby, NN17 1TE



**STUART
CHARLES**
ESTATE AGENTS

Offers in excess of £299,950

Located on an enviable plot is this THREE BEDROOM SEMI detached family home located in the Town Centre area of Corby. Situated a short walk away from multiple schools and shops as well as green spaces, Corby 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, lounge, open plan L shaped kitchen and diner and a utility/W.C. To the first floor are three good sized bedrooms and a three piece bathroom suite. Outside to the front is a driveway that provides off road parking for multiple vehicles and leads to gated access to the side elevation. To the rear a low maintenance gravel area leads to large storage shed, raised fish pond, laid lawn and to a further gravel and patio area that gives access to the studio. The studio features 2 rooms and a three piece wet room with an open room to the front currently with kitchen units and a lounge/diner. Call now to view!!

- SEPERATE LOUNGE
- UTILITY/W.C TO GROUND FLOOR
- THREE PIECE MODERN FAMILY BATHROOM
- LARGE REAR GARDEN
- WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOLS
- OPEN PLAN KITCHEN/DINER
- THREE BEDROOMS
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- STUDIO
- CLOSE TO TOWN CENTRE, SHOPS AND TRAIN STATION.

Entrance Hall

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

Lounge

13'9 x 10'7 (4.19m x 3.23m)

Double glazed bow window to the front elevation, radiator, Tv point, Telephone point, Feature fireplace.

Utility Room/W.C

6'3 x 5'7 (1.91m x 1.70m)

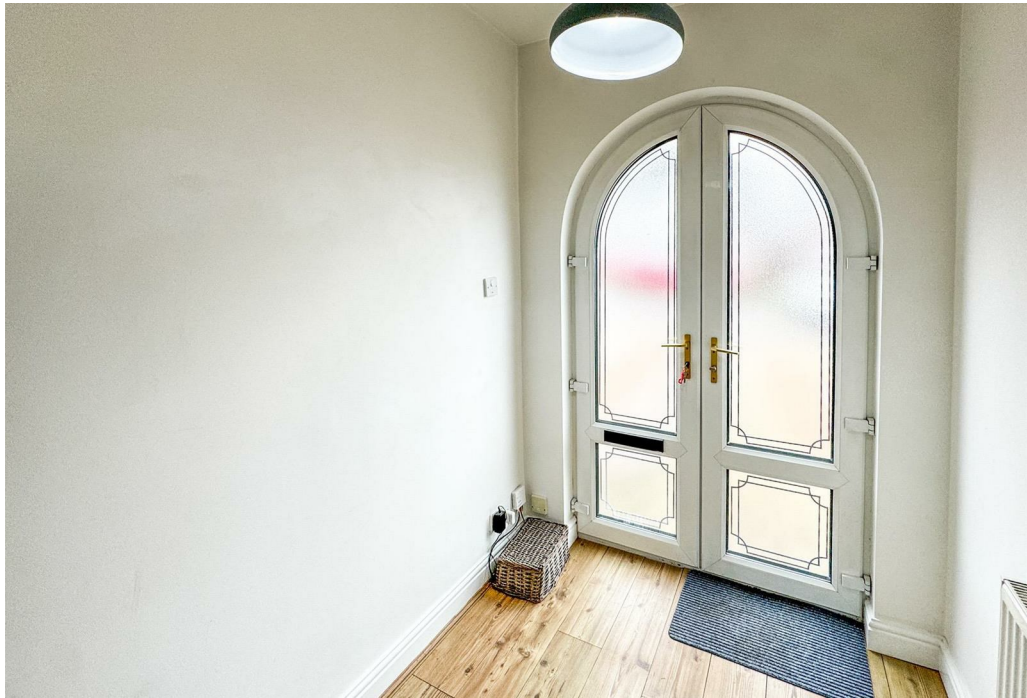
Fitted to comprise a two piece suite consisting of a low level pedestal, low level wash hand basin, radiator, plumbing for automatic washing machine, space for condensing dryer, space for chest freezer.

Kitchen/Diner

22'3 x 16'6 (6.78m x 5.03m)

Fitted to comprise a range of base and







eye level units with a single sink and drainer, electric hob with extractor, electric oven, space for American fridge/freezer, space for automatic washing machine, space for dishwasher/tumble dryer, two radiators, double glazed window to rear elevation, double glazed patio doors to rear elevation, two radiators.

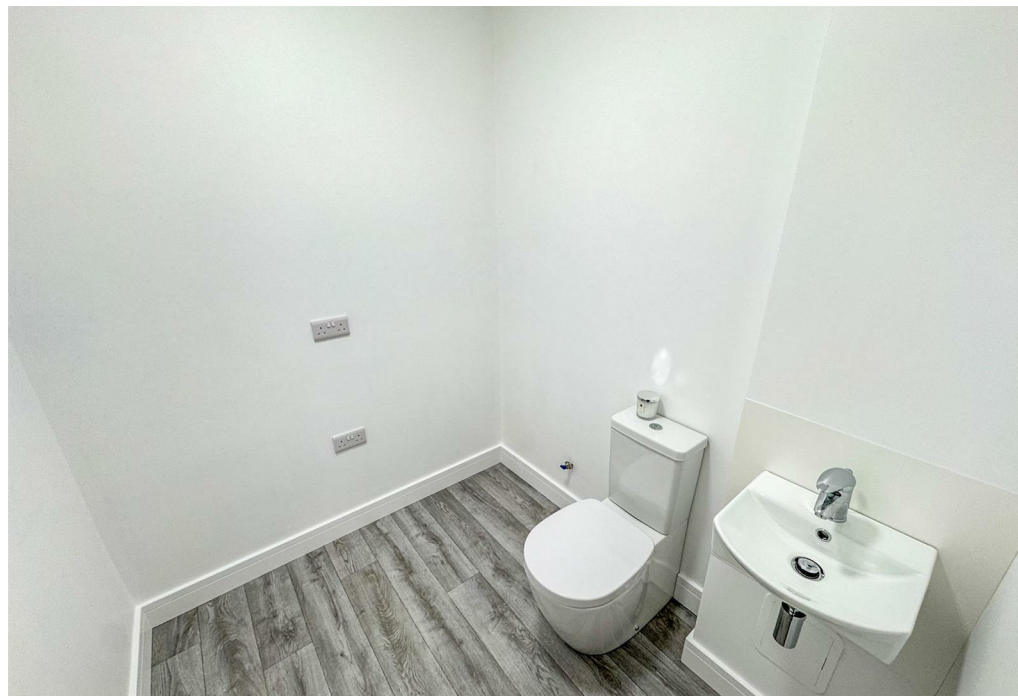
First Floor Landing

Loft access, double glazed window to side elevation, stairs rising from ground floor, doors to:

Bedroom One

13'9 x 10'7 (4.19m x 3.23m)

Double glazed Bow window to front elevation, radiator.





Bedroom Two

11'5 x 10'7 (3.48m x 3.23m)

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

Bedroom Three

7'6 x 6'0 (2.29m x 1.83m)

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

Bathroom

Fitted to comprise a three piece suite consisting of a P shaped bath with mains feed waterfall shower over, low level wash hand basin, low level pedestal, double glazed window to rear elevation, radiator.





Outside

Front: A gravel and paved driveway provides off road parking for multiple vehicles and leads to gated side access.

Rear: A low maintenance gravel area leads onto a laid lawn and to a further gravel and patio area to the rear of the garden, a timber fix pond and shed are also located to the front of the garden.

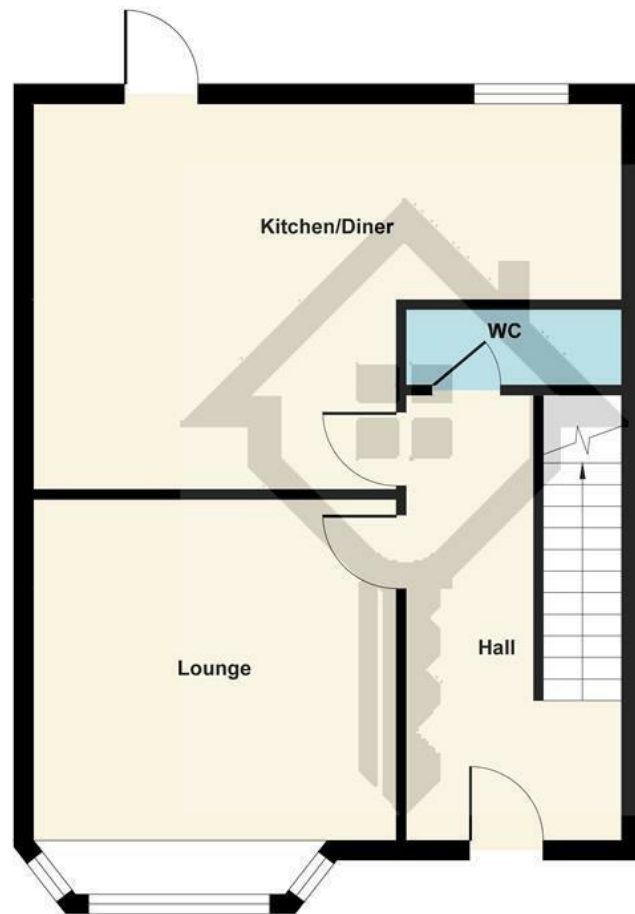
Studio

Featuring an open plan lounge/kitchenette, a separate room to the rear and a three piece wet room.

Kitchenette: 18'11 x 10'7 : With base and eye level



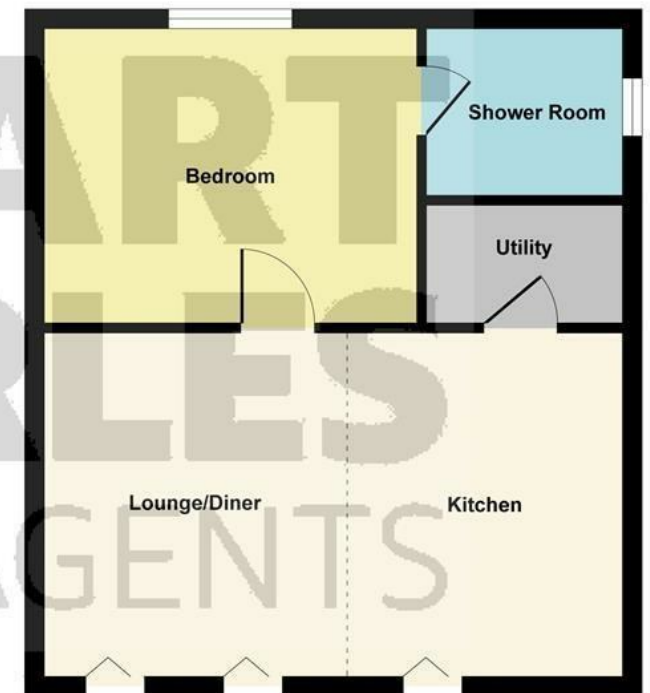




Ground Floor



First Floor



Studio

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

Produced by Elements Property



units and consisting of a single sink, double electric oven, twin hob, integrated fridge/freezer, space for automatic washing machine, Tv point, triple doors to front elevation, door to boiler/storage cupboard, door to:

Bedroom: 11'0 x 8'9: Triple built in wardrobe, double glazed window to rear, door to:

Wet Room: 6'4 x 5'2: Fitted to comprise a three piece suite consisting of a walk in shower, low level pedestal, low level wash hand basin.

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	69 78
(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	