



Llewellyn Walk, Corby

**STUART
CHARLES**
ESTATE AGENTS

£175,000

Stuart Charles are delighted to offer FOR SALE this three-bedroom family home, ideally located within the town centre area of Corby. Positioned within walking distance of a range of local schools, shops, and amenities, this property offers both convenience and comfortable living, making it an excellent choice for families and first-time buyers alike.

The ground floor accommodation comprises an entrance hall, leading into a spacious lounge/diner which provides an ideal setting for both relaxing and entertaining. The kitchen is well-appointed and offers ample storage and workspace, while a separate utility room adds further practicality to the home.

To the first floor, you will find three generously sized bedrooms, all offering plenty of natural light and flexibility for a variety of uses. A three-piece family bathroom completes the upstairs accommodation.

Externally, the property benefits from a low-maintenance front garden, mainly laid to lawn. To the rear a further low-maintenance lawned garden. The rear garden is fully enclosed by timber fencing, offering a good degree of privacy and security.

With its convenient location and well-proportioned living space, this property is expected to attract strong interest. Early viewing is highly recommended to avoid disappointment—call now to arrange your visit.

- WALKING DISTANCE TO TOWN CENTRE
- CLOSE TO SHOPS
- CLOSE TO PRIMARY AND SECONDARY SCHOOLS
- LOUNGE/DINER
- THREE GOOD SIZED BEDROOMS
- THREE PIECE FAMILY BATHROOM
- IN NEED OF MODERNISATION

Entrance Hall

Entered via a double glazed door,

Lounge/Diner

21'0 x 10'6 (6.40m x 3.20m)

Double glazed window to front elevation, two radiator's, Tv point, telephone point, doors to:

Kitchen

9'9 x 8'0 (2.97m x 2.44m)

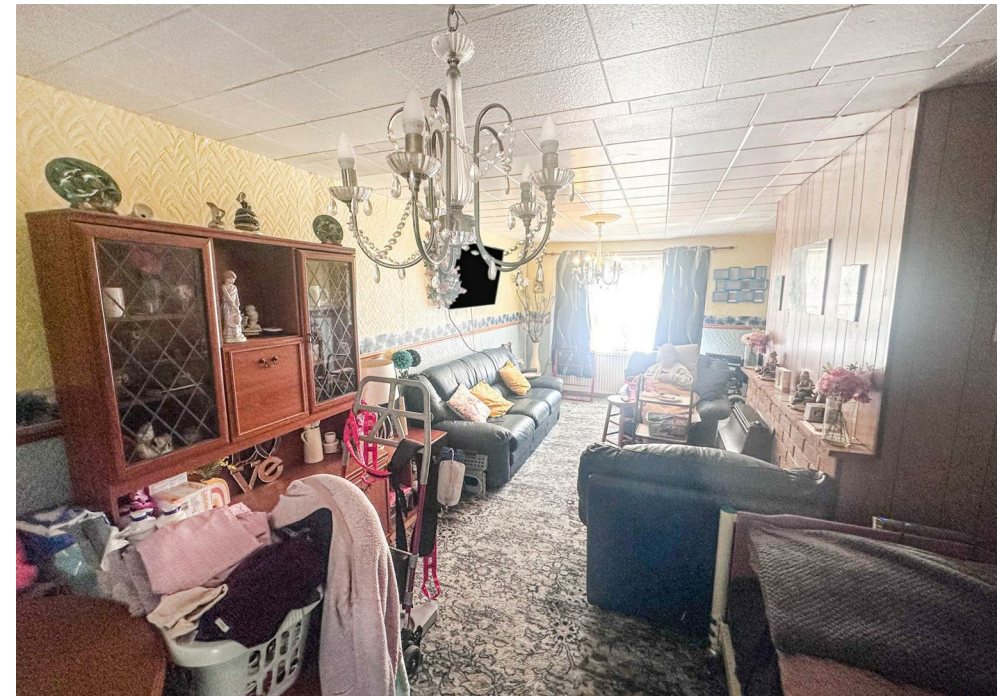
Fitted to comprise a range of base and

eye level units with a single steel sink and drainer, electric hob and extractor, double glazed window and door to rear elevation, pantry cupboard with combi boiler.

Utility

11'10" x 6'0" (3.63m x 1.85m)

Space for free standing fridge/freezer, space for condensing dryer, space for automatic washing machine, under stairs storage cupboard.







First Floor Landing

Loft access, storage cupboard, doors to:

Bedroom One.

11'8" x 11'6" (3.56m x 3.51m)

Double glazed window to rear elevation, radiator.

Bedroom Two.

11'6" x 9'8" (3.51m x 2.95m)

Double glazed window to front elevation, radiator.

Bedroom Three.

6'8" x 6'8" (2.03m x 2.03m)

Double glazed window to rear elevation, radiator.





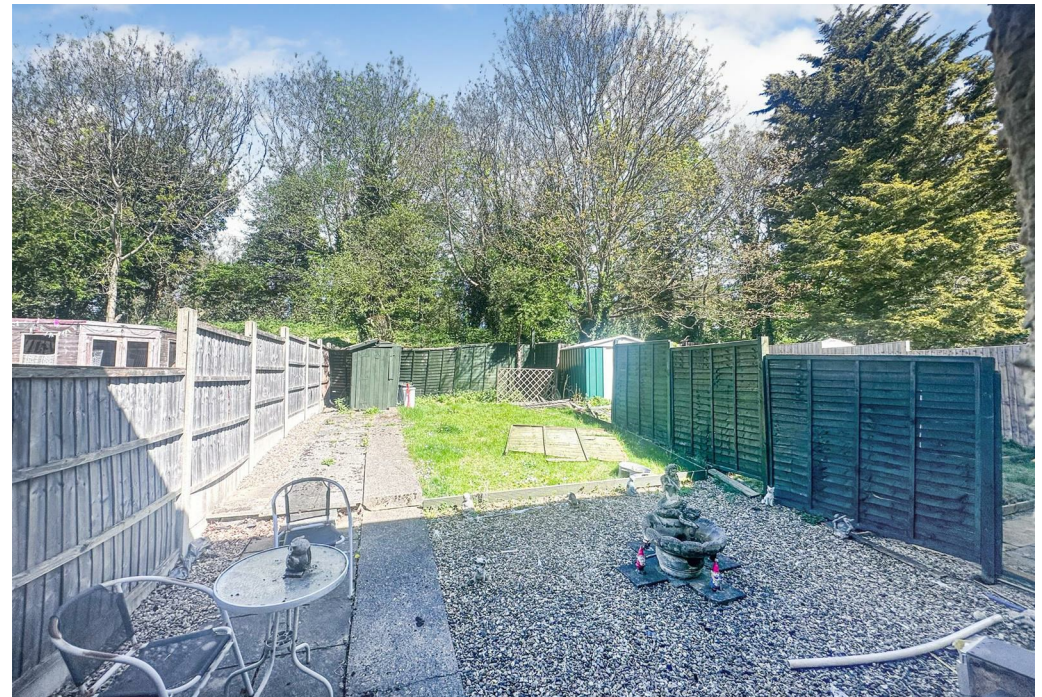
Bathroom

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: Comprising a low maintenance laid lawn.

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

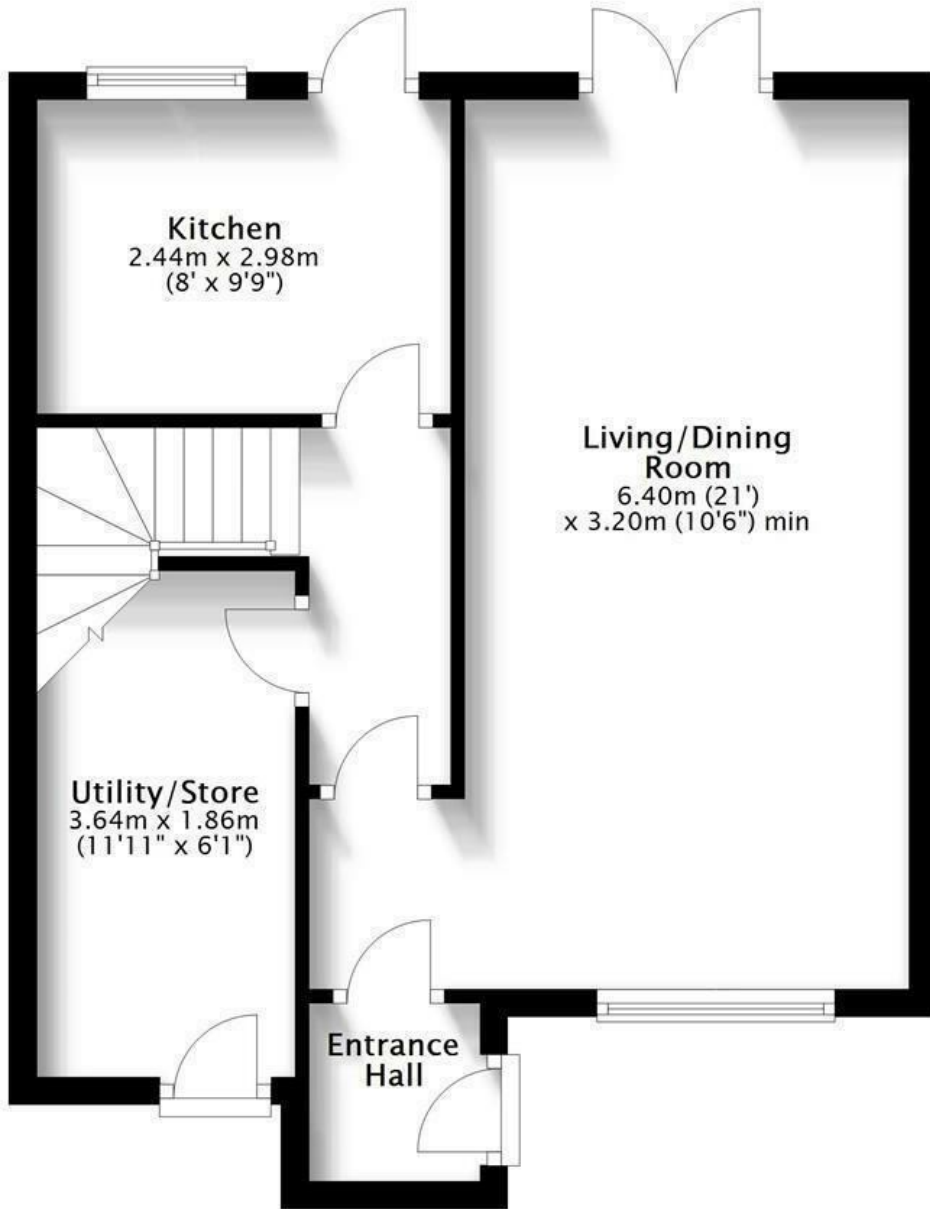






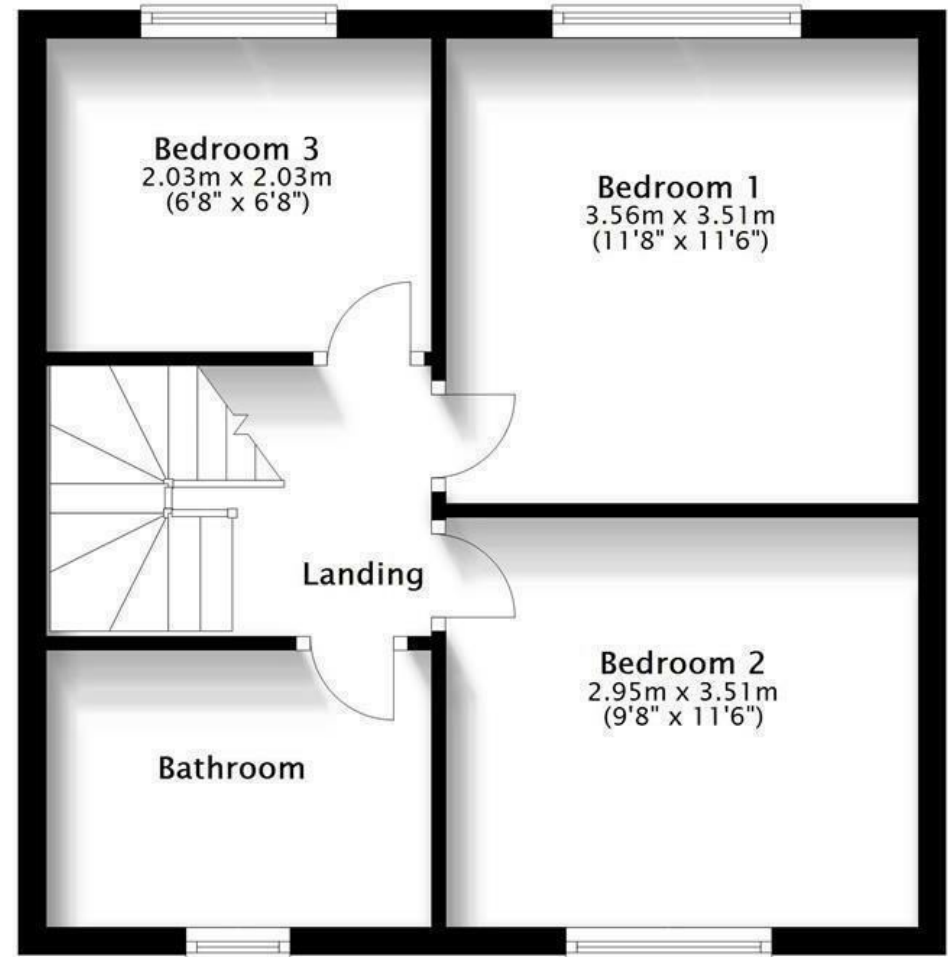
Ground Floor

Approx. 43.1 sq. metres (463.9 sq. feet)



First Floor

Approx. 40.1 sq. metres (431.6 sq. feet)



Total area: approx. 83.2 sq. metres (895.6 sq. feet)

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