



54 Llewellyn Walk, Corby, NN18 0RX



**£185,000**

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)

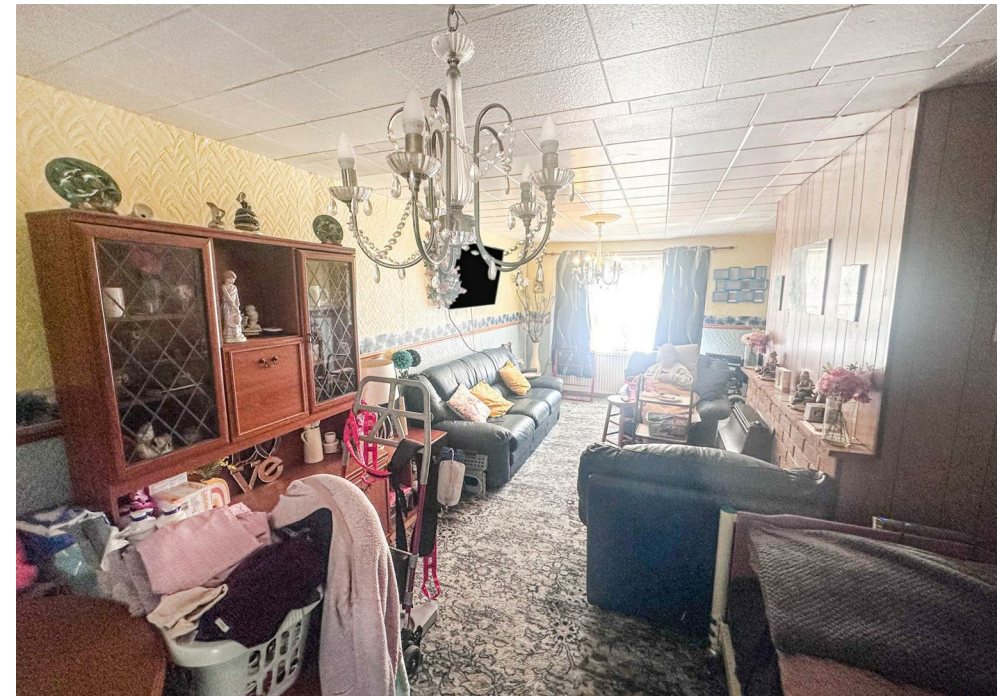
Fitted to comprise a range of base and

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.





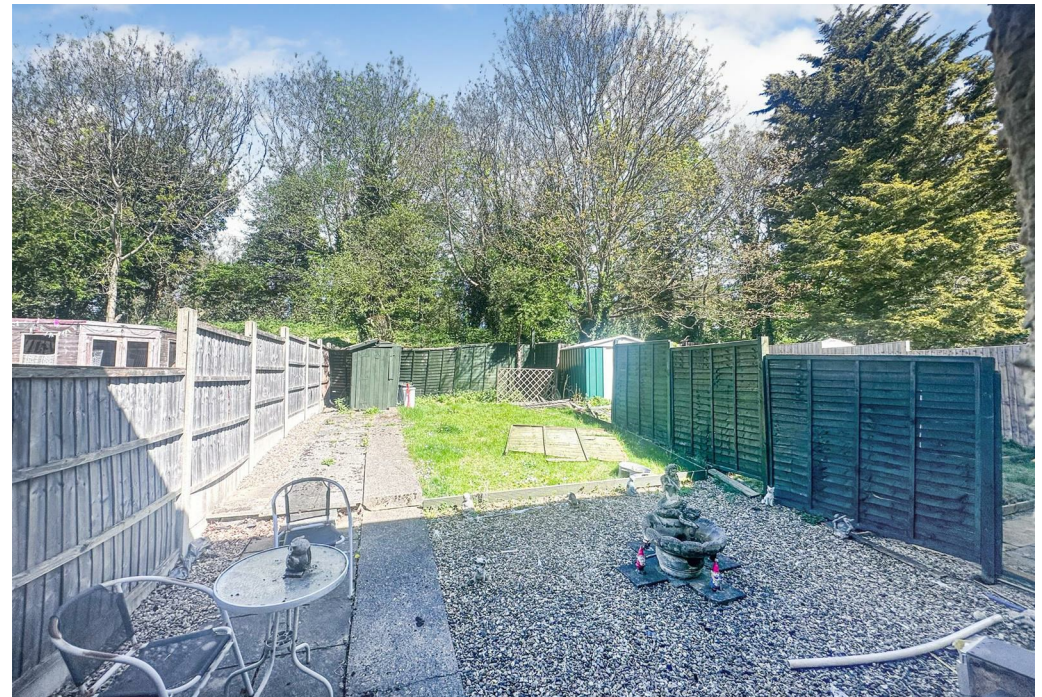
## Bathroom

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.



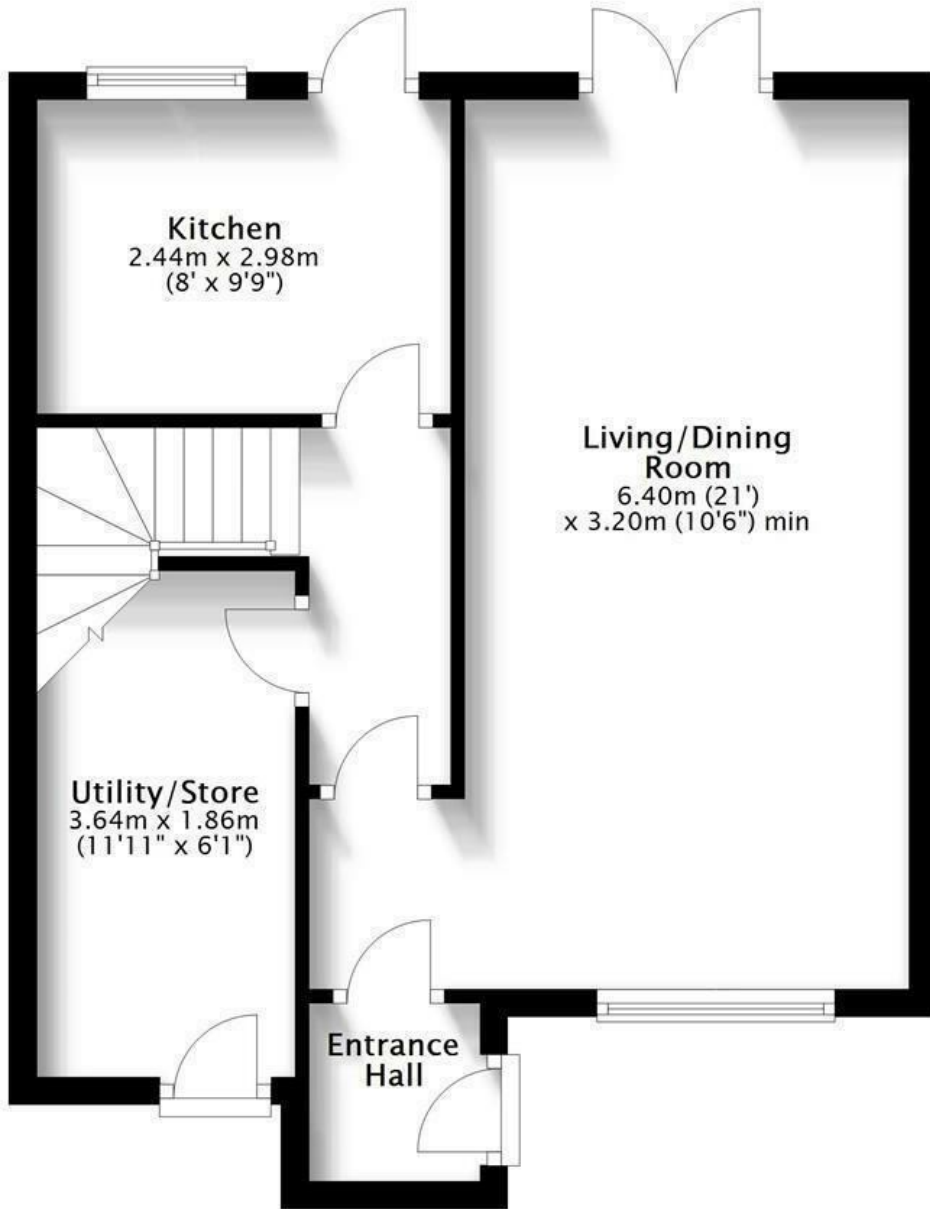






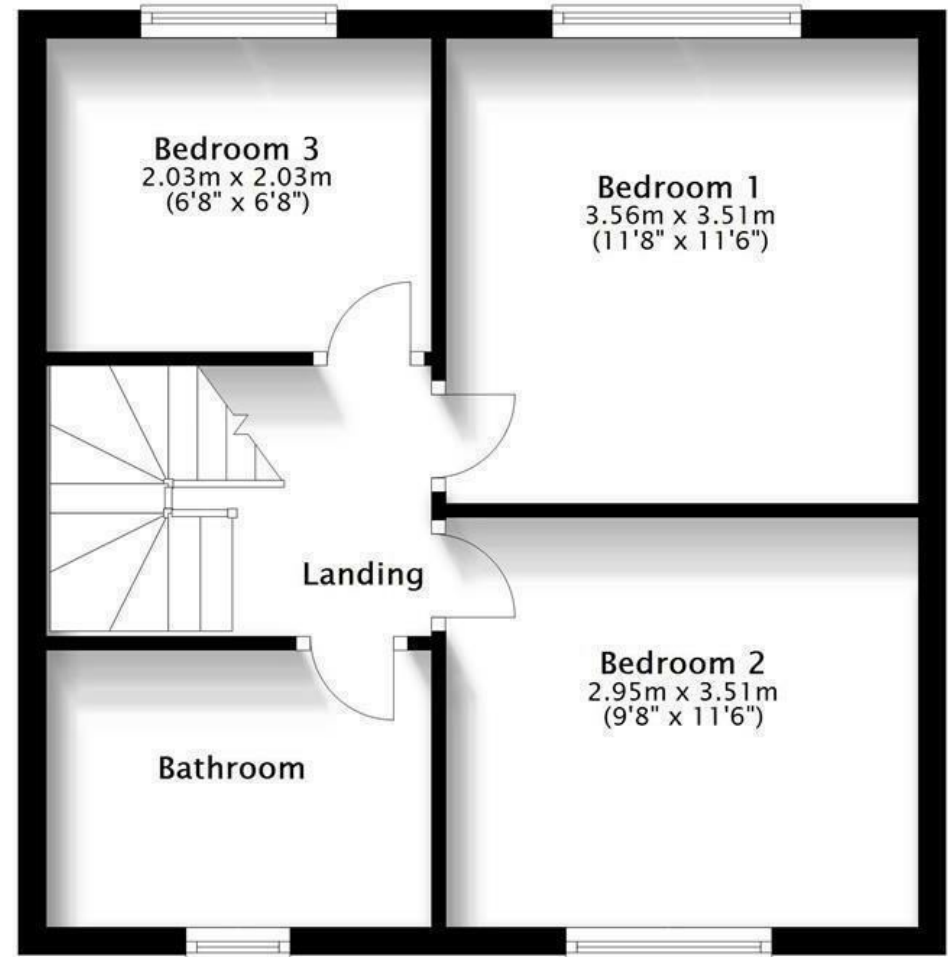
## Ground Floor

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) <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	