



Derwent Walk, Corby

**STUART
CHARLES**
ESTATE AGENTS

£195,000

Nestled within the ever-popular Shire area of Corby, this well-presented THREE bedroom family home is offered to the market with NO ONWARD CHAIN, making it an ideal purchase for first-time buyers, families or investors alike.

Occupying a pleasant position and conveniently located within walking distance to local schools, shops and a range of amenities, the property offers spacious and versatile accommodation throughout. The ground floor comprises a welcoming porch, entrance hall, a bright and airy lounge/diner, modern kitchen and storage area.

To the first floor, you will find two generously sized double bedrooms, a well-proportioned single bedroom and a modern three piece family shower room.

Externally, the property benefits from a good-sized enclosed front and rear gardens . A patio area leads onto a laid lawn and to gated access to the rear.

Early viewing is highly recommended to fully appreciate the location, space and potential this fantastic family home has to offer.

- NO CHAIN
- KITCHEN WITH STORAGE AREA
- THREE PIECE MODERN BATHROOM SUITE
- CLOSE TO SCHOOLS
- CLOSE TO GREEN SPACES AND THE WELLAND VALLEY
- LARGE LOUNGE/DINER
- THREE GOOD BEDROOMS
- COMMUNAL CAR PARK TO REAR WITH GARAGES THAT CAN BE RENTED SUBJECT TO AVAILABILITY
- CLOSE TO SHOPS
- WALKING DISTANCE TO MAIN BUS LINKS

Entrance Hall

Entered via a double glazed door, double glazed door to:

Lounge/Diner

20'67 x 10'97 (6.10m x 3.05m)

Double glazed window to front elevation, double glazed window to rear elevation, two radiators, Tv point, telephone point.

Kitchen

10'31 x 9'86 (3.05m x 2.74m)

Fitted to comprise a range of base and eye level units with a one and a half bowl sink and drainer, space for free standing cooker, space for automatic washing machine, double glazed window to rear elevation, understairs storage, space for free standing fridge/freezer.

Store Area

Double glazed door to side elevation.







First Floor Landing

Loft Access, two storage cupboards, stairs rising from ground floor, doors to:

Bedroom One

11'11 x 10'78 (3.63m x 3.05m)

Double glazed window to front elevation, radiator, storage cupboard.

Bedroom Two

11'1 x 9'69 (3.38m x 2.74m)

Double glazed window to rear elevation, radiator.

Bedroom Three

11'18 x 7'03 (3.35m x 2.21m)

Double glazed window to front elevation, radiator.





Shower Room

Fitted to comprise a three piece suite consisting of a corner shower unit, low level wash hand basin, low level pedestal, radiator, double glazed window to rear elevation, radiator.

Outside

Front: A laid lawn is enclosed by mature flower beds and timber fencing to all sides.

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







Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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		
1-40 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 