



3 Lynmouth Place, Corby, Northamptonshire, NN18 8BT



**£209,950**

Stuart Charles are delighted to offer for sale this fully modernized three bedroom home on the Exeter area Corby. Situated a short walk from the town centre an early viewing is recommended to avoid disappointment. The accommodation to the ground floor comprises of an entrance hall, large lounge/diner, newly fitted kitchen, utility room and shower room. To the first floor are three double bedrooms and a modern three piece family bathroom. Outside to the front is a gravel frontage garden while to the rear is a low maintenance garden with a mixture of patio, gravel part that takes you to the decked area with access to the outside recreational area, which has a multitude of uses, with power and lights. Call now to book a viewing!!

- NO CHAIN!!!
- NEW BOILER!!!
- OUTSIDE RECREATIONAL AREA!!!
- THREE GOOD SIZE BEDROOMS!!!
- FULLY REFURBISHED!!!
- MODERN BATHROOM!!!
- READY TO MOVE INTO!!!
- LOW MAINTENANCE GARDEN!!!

### **Entrance Hall**

Entered via a double glazed door, door to:

### **Lounge/Diner**

21'00 max x 14'01 max (6.40m max x 4.29m max)

Double glazed window to front elevation, double glazed French doors to the rear elevation, radiator's front and rear, tv point, telephone point, door to kitchen.

### **Kitchen**

9'09 x 8'07 (2.97m x 2.62m)

Fitted to comprise a range of base and eye level units with a one and half bowl sink, electric hob and double electric oven with recycler hood, integrated dishwasher, double glazed window and door to rear elevation.

### **Utility Room**

9'09 x 6'03 (2.97m x 1.91m)

Under stairs storage, plumbing for







automatic washing machine, space for tumble dryer,  
door to:

### **Shower Room**

7'00 x 4'05 (2.13m x 1.35m)

Featuring a three piece suite with a separate shower  
cubicle, low level wash hand basin, radiator, double  
glazed window to front elevation.

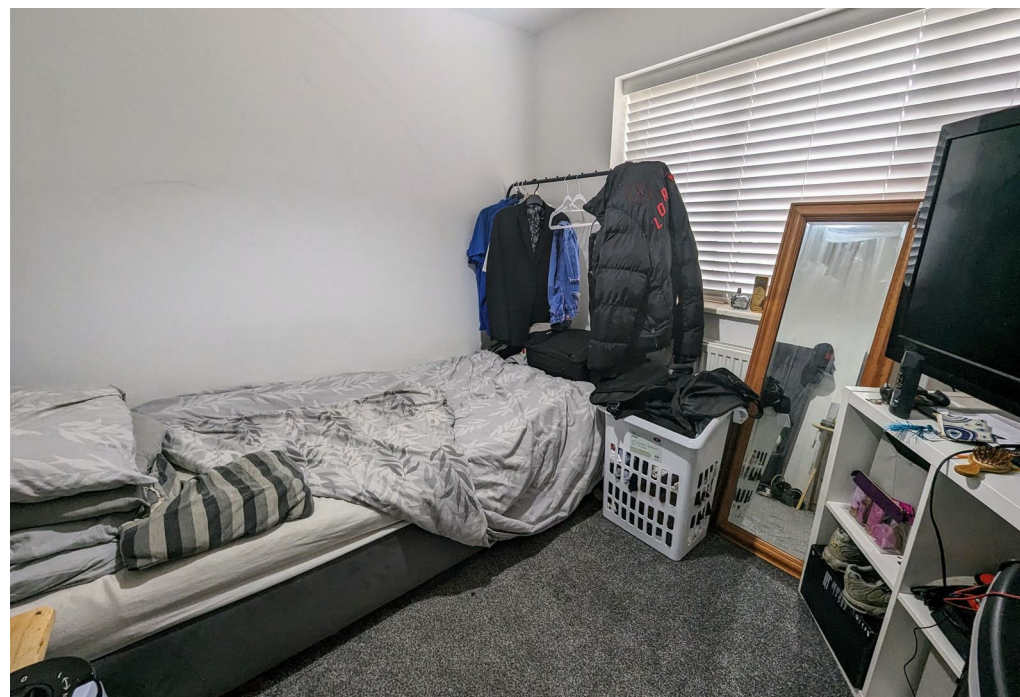
### **Landing**

Loft access, airing cupboard, doors to :

### **Bedroom One**

11'08 x 9'04 (3.56m x 2.84m )

Double glazed window to front elevation, radiator.





### Bedroom Two

11'03 x 9'04 (3.43m x 2.84m)

Double glazed window to rear elevation, radiator.

### Bedroom Three

8'08 x 8'02 (2.64m x 2.49m)

Double glazed window to rear elevation, radiator.

### Bathroom

9'02 x 5'11 (2.79m x 1.80m)

Featuring a three piece suite with a panel bath and electric shower over, a low level wash hand basin and pedestal, vanity units, radiator, double glazed window to front elevation.







## **Outside**

Outside to the front is a gravel frontage with a path to the front door.

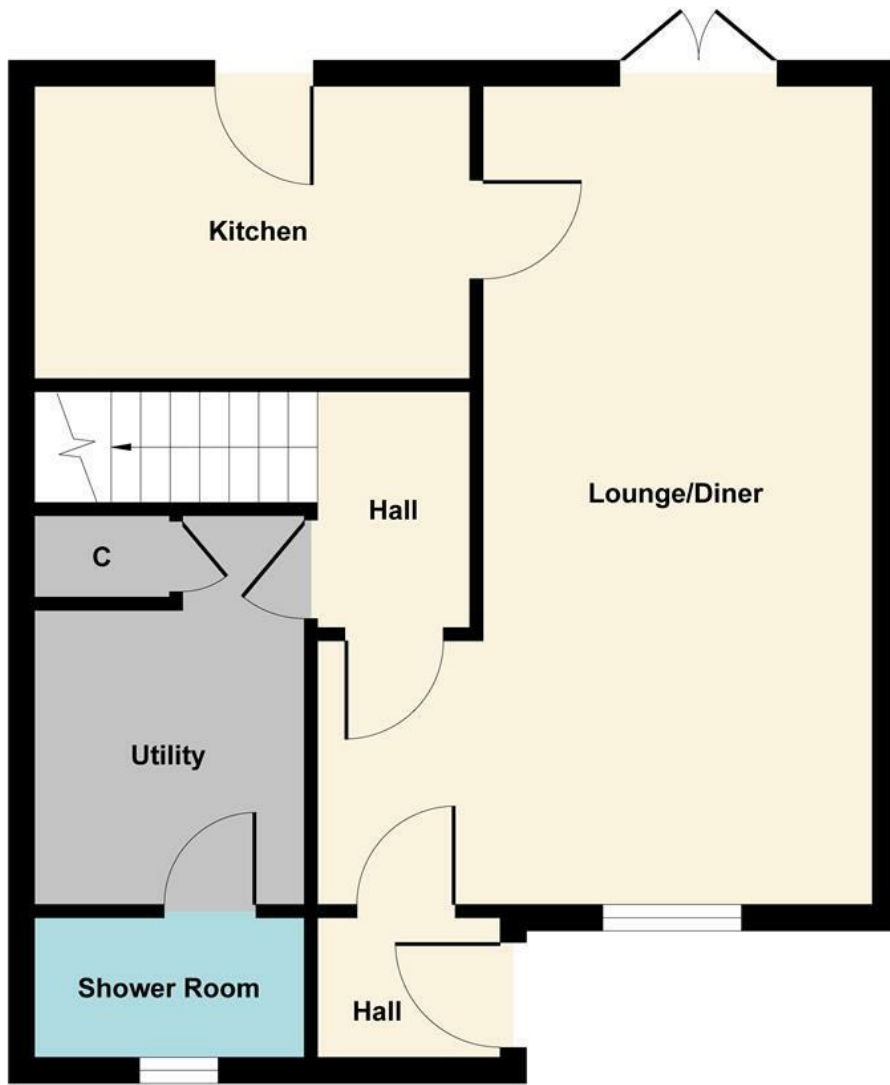
To the rear is a low maintenance garden with a mixture of patio, gravel part that takes you to the decked area with access to the outside recreational area, which has a multitude of uses, with power and lights

## **Outside Recreational Area**

18'02 x 14'03 (5.54m x 4.34m)

Double glazed windows and French double doors to the front elevation, power and lights.





**Ground Floor**



**First Floor**

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

