



8 Malvern Walk, Corby, NN18 8SE



**£249,950**

Stuart Charles are delighted to offer for sale this three bedroom family home located in the desirable Village of Little Stanion. Positioned at the bottom of a quiet cul de sac and withing walking distance of a local school and shops an early viewing is recommended to avoid missing out on this home. The accommodation on entering comprises of an entrance hall, guest W.C and a large kitchen/diner with integrated appliances, lounge. To the first floor is a large open landing, three bedrooms and a family bathroom, the master bedroom also benefits from a three piece en-suite. To the front is a large green area, while the rear garden has with a mixture of laid lawn, patio, and gravel area all enclosed by brick wall surround. There is also rear gated access leading to the car port. Call now to book a viewing!!!

- VILLAGE LOCATION
- PARKING FOR TWO CARS
- READY TO MOVE INTO
- CLOSE TO LOCAL SHOPS
- LARGE PARK TO THE FRONT OF THE PROPERTY
- LARGE CORNER PLOT GARDEN
- EN-SUITE TO THE MASTER
- WALKING DISTANCE TO LOCAL SCHOOL

### Entrance Hall

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

### Guest WC

Fitted to comprise a two piece suite consisting of a low level pedestal, low level wash hand basin, radiator, extractor fan.

### Lounge

18'8 x 9'6 (5.69m x 2.90m)  
Double glazed window to front and rear elevation, radiator, tv and telephone point, radiator.

### Kitchen/Diner

18'8 x 12'7 (5.69m x 3.84m)  
Fitted to comprise a range of base and eye level units with a one and half bowl steel sink and drainer, gas hob with extractor, electric oven, integrated







fridge/freezer, integrated dishwasher, space for automatic washing machine, ceiling spotlights, radiator, double glazed window to side and front elevation, double glazed French door to rear elevation, under stairs storage.

### Landing

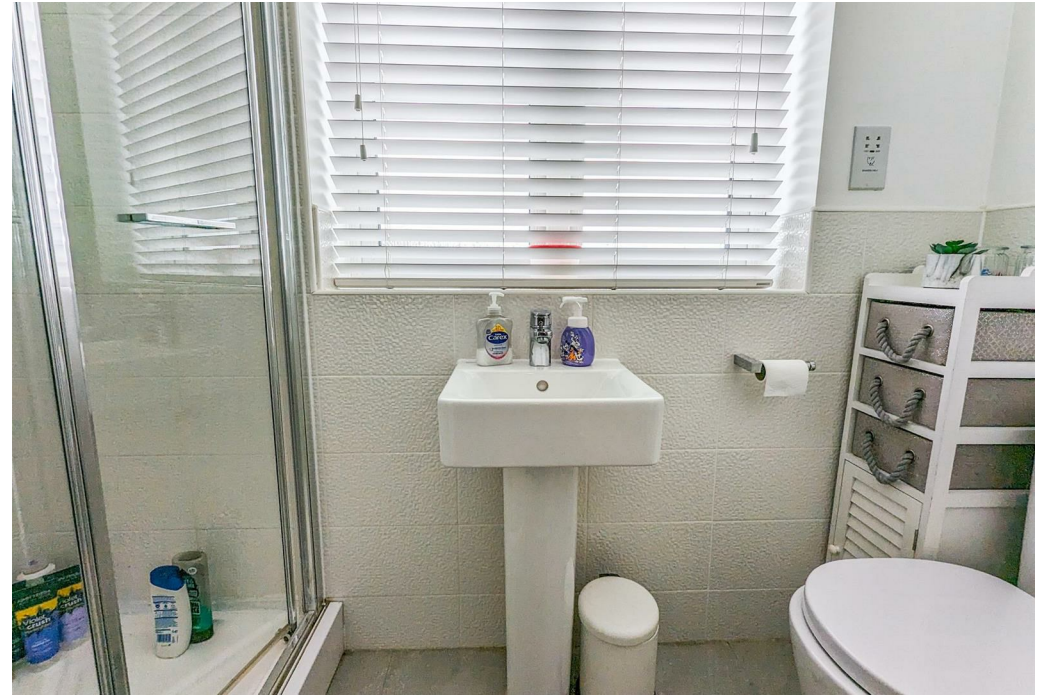
Airing cupboard, loft access, doors to:

### Bedroom One

15'5 x 9'9 (4.70m x 2.97m)

Double glazed windows to rear elevation, radiator, tv point, built in wardrobes, door to





### En-Suite

7'10 x 2'11 (2.39m x 0.89m)

Fitted to comprise a three piece white suite consisting of a walk in mains feed double shower, low level wash hand basin, low level pedestal, radiator, extractor fan and double glazed window to front elevation.

### Bedroom Two

9'3 x 8'6 (2.82m x 2.59m)

Double glazed window to side elevation, radiator.

### Bedroom Three

9'7 x 9'3 (2.92m x 2.82m)

Double glazed window to front elevation, radiator.







## **Bathroom**

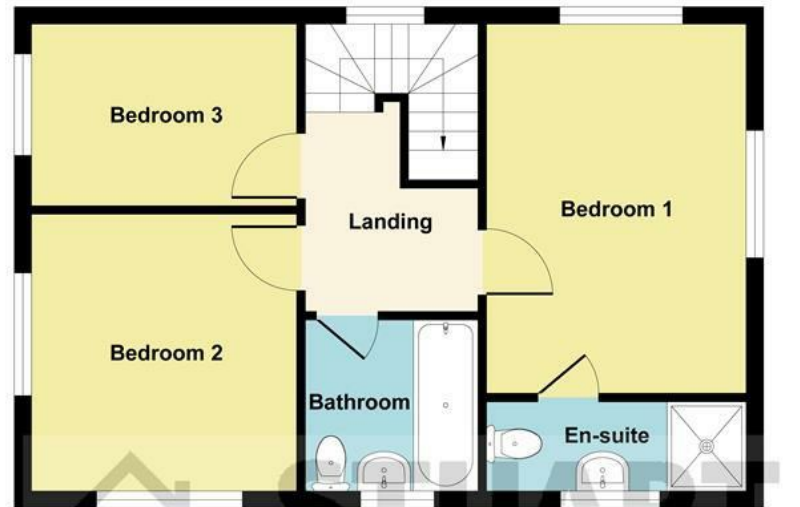
8'5 x 6'2 (2.57m x 1.88m)

Fitted to comprise a three piece suite consisting of a panel bath with mixer shower tap, low level pedestal, low level wash hand basin, radiator, double glazed window to front elevation.

## **Outside**







First Floor



Ground 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) <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	