



70 Ashley Avenue, Corby, NN17 2ST





## Offers in excess of £200,000

Stuart Charles are delighted to offer for sale with NO CHAIN this three bedroom semi detached home located in the Lodge park area of Corby. This home is situated a short walk away from a host of amenities to include several schools and shopping parades an early viewing is recommended to avoid missing out on this home. The accommodation on offer comprises to the ground floor of an entrance porch, lounge, kitchen and a dining room. To the first floor are three good sized bedrooms and bathroom. To the front there is a gravel and paved frontage with the potential for off road parking for multiple vehicles with gated access and privet hedge surround. To the rear is a patio area leads onto a laid lawn and to a further low maintenance artificial lawn with garden shed, all enclosed by hedge and timber fence to either side. Call now to view!!.

- LARGE LOUNGE WITH MULTI STOVE BURNER
- NEW COMBI BOILER WITH NEW CENTRAL HEATING INSTALLED IN MAY 2024
- MODERN THREE PIECE BATHROOM
- WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOLS
- WALKING DISTANCE TO TOWN CENTRE AND TRAIN STATION
- LARGE KITCHEN/DINER
- THREE GOOD SIZED BEDROOMS
- LARGE REAR GARDEN WITH LARGE PATIO AREA
- CLOSE TO LOCAL SHOPS
- LOFT FULLY INSULATED WITH SEPERATE ELECTRICS AND LOFT LADDER

### Entrance Porch

Entered via a double glazed door, doors to:

### Lounge

21'0 x 10'7 (6.40m x 3.23m)

Multi fuel burner, double glazed window to the front, under stairs storage, telephone point, radiator, doors to:

### Kitchen

12'8 x 10'0 (3.86m x 3.05m)

Fitted to comprise a range of base and eye level units with a single sink and drainer, space for free standing cooker, space for automatic washing machine, space for free standing fridge/freezer, radiator, pantry cupboard, wall mounted combi boiler, double glazed door to side elevation, door to:













## Dining Room

10'5 x 7'10 (3.18m x 2.39m)

Double glazed window to rear elevation, radiator.

## Landing

Loft access, double glazed window to side elevation, airing cupboard, doors to:

## Bedroom One

14'1 x 8'8 (4.29m x 2.64m)

Double glazed window to rear elevation, radiator, built in wardrobes.









### Bedroom Two

11'0 x 10'2 (3.35m x 3.10m)

Double glazed window to front elevation, radiator, built in wardrobes.

### Bedroom Three

9'8 x 7'0 (2.95m x 2.13m)

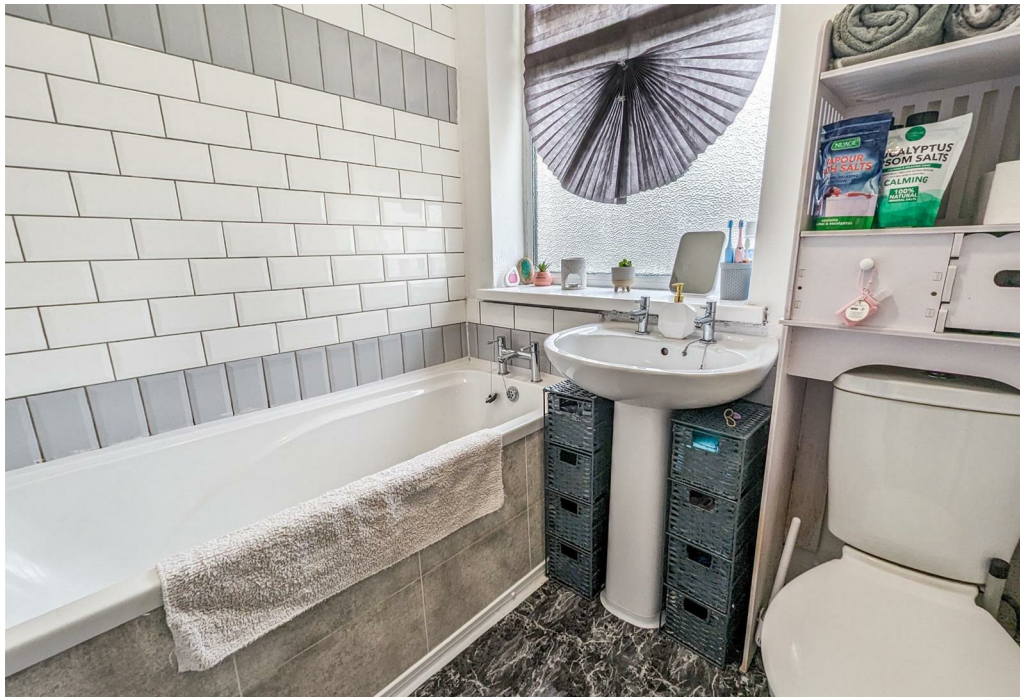
Double glazed window to front elevation, radiator, built in wardrobes.

### Bathroom

6'5 x 5'6 (1.96m x 1.68m)

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

### Outside

















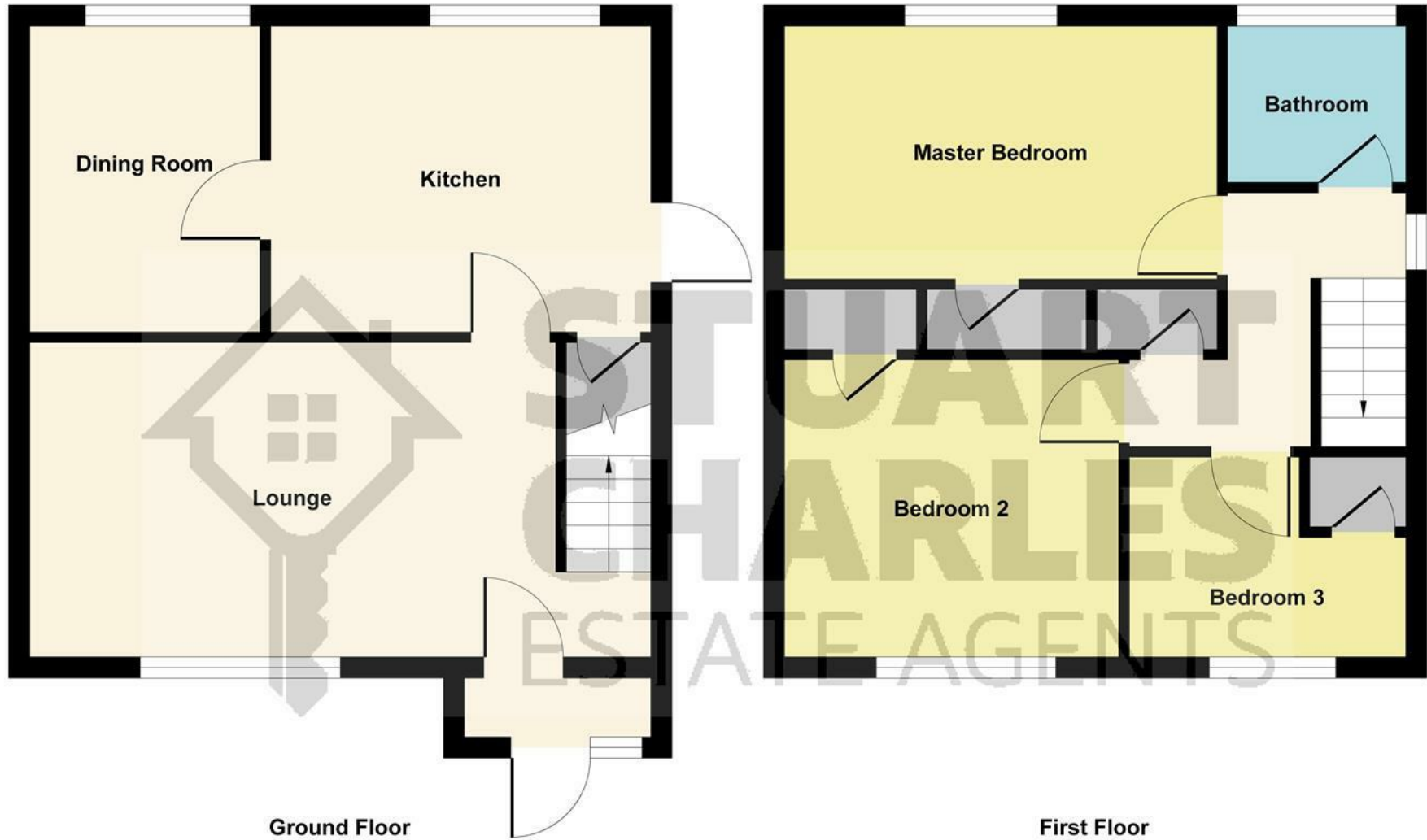


Illustration for identification purposes only, measurements are approximate, not to scale.  
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