



12 Clydesdale Road, Corby, NN17 2DW





## £199,950

Stuart Charles are delighted to offer for sale with NO CHAIN this three bedroom semi detached family home located in the ever popular Lloyds area of Corby. Situated a short walk from a host of amenities to include a large shopping parade, primary and secondary schools which are walking distance, Thoroughsale woods and also being a short walk from the town centre. The accommodation comprises to the ground floor of an entrance hall, lounge/diner, kitchen and a guest W.c. To the first floor are three good sized bedrooms, a two piece shower room and a separate W.c. Outside to the front is a low maintenance lawn which is enclosed by flower beds and this leads to a driveway that provides off road parking for multiple vehicles and access to the garage. To the rear a patio area leads onto a low maintenance gravel garden which features a planting area and is enclosed by timber fencing to all sides. Call now to view!!.

- NO CHAIN
- KITCHEN
- THREE GOOD SIZED BEDROOMS
- IN NEED OF MODERNISATION
- WALKING DISTANCE TO SHOPS AND TOWN CENTRE
- LARGE LOUNGE/DINER
- GARAGE WITH UTILITY AREA TO THE REAR
- TWO PIECE SHOWER ROOM WITH SEPARATE W.C
- WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOLS
- CLOSE TO THOROUGHSALE WOODS

### Porch

Entered via a double glazed door, double glazed window to side elevation, double glazed door to:

### Entrance Hall

Radiator, under stairs storage, stairs rising to first floor landing, door to:

### Lounge

12'9 x 12'2 (3.89m x 3.71m)

Double glazed window to front elevation, radiator, tv point, archway to:

### Diner

10'1 x 8'5 (3.07m x 2.57m)

Radiator, double glazed French door to rear elevation.

### Kitchen

9'8 x 9'1 (2.95m x 2.77m)

Fitted to comprise a range of base and eye level units with single steel sink and drainer, gas hob with extractor, electric oven, radiator, space for low level fridge, double glazed window to rear elevation, door to:













### Rear Hall

Double glazed door to rear elevation, doors to:

### Guest W.C

Fitted with a low level pedestal.

### Garage

With plumbing for an automatic washing machine, space for automatic dryer, space for free standing fridge/freezer, Garola electric garage door.

### First Floor Landing

Loft access, double glazed window to rear elevation, doors to:









### Bedroom One

10'8 x 9'9 (3.25m x 2.97m)

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

### Bedroom Two

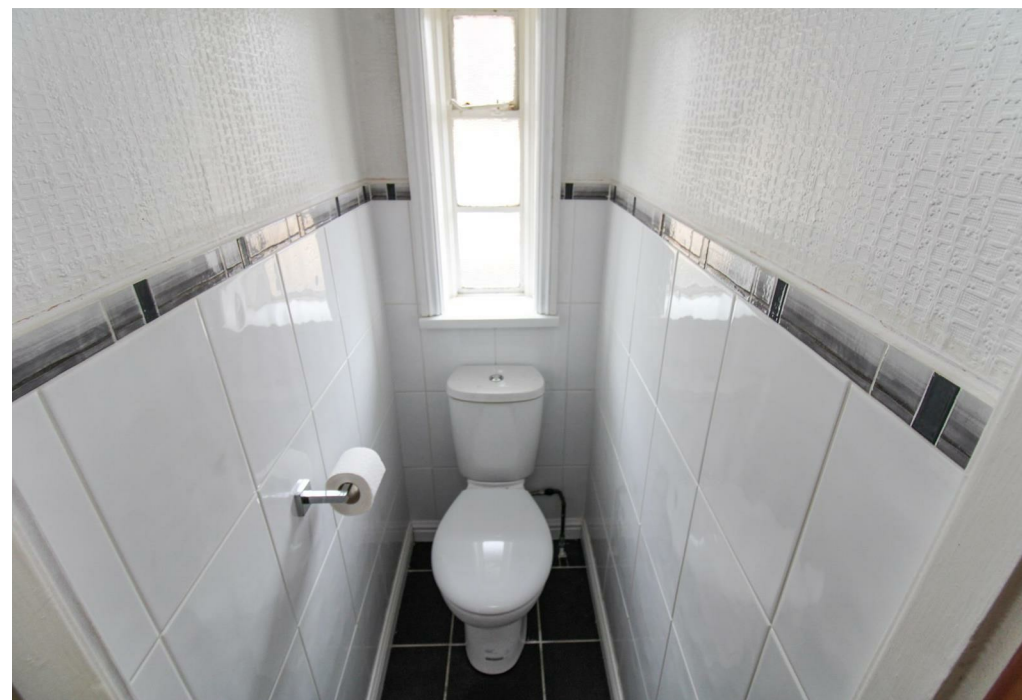
10'9 x 8'8 (3.28m x 2.64m)

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

### Bedroom Three

8'0 x 7'9 (2.44m x 2.36m)

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









### **Shower Room**

7'0 x 4'7 (2.13m x 1.40m)

Fitted to comprise a two piece suite consisting of a walk in double shower, low level wash hand basin, radiator, double glazed window to side elevation and airing cupboard with combi boiler.

### **W.C**

4'2 x 2'1 (1.27m x 0.64m)

Fitted to comprise a low level pedestal and glazed window to side elevation.

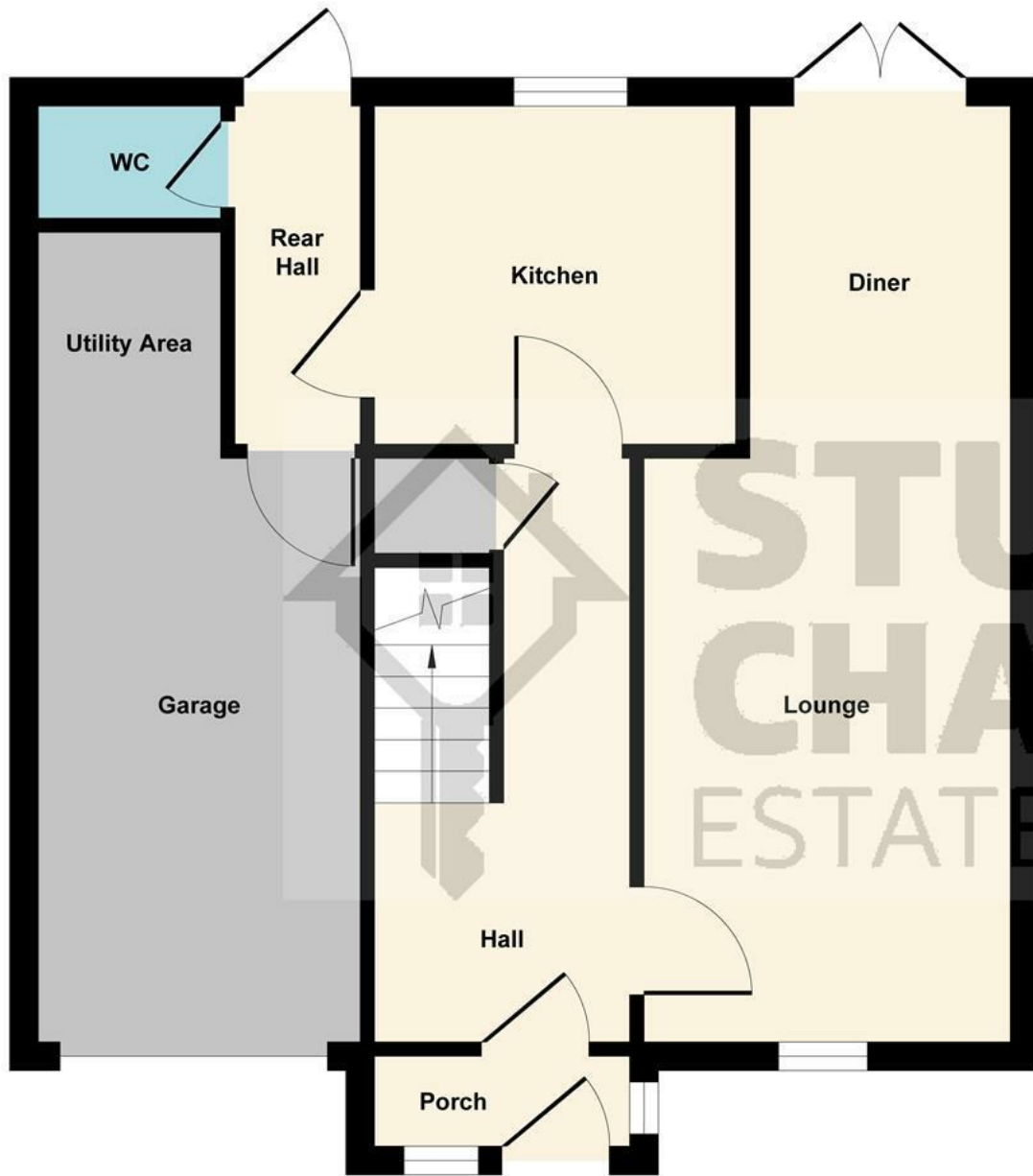
### **Outside**

Front: A low maintenance laid lawn is enclosed by mature flower beds and has a driveway to one side which offers off road parking for multiple vehicles and

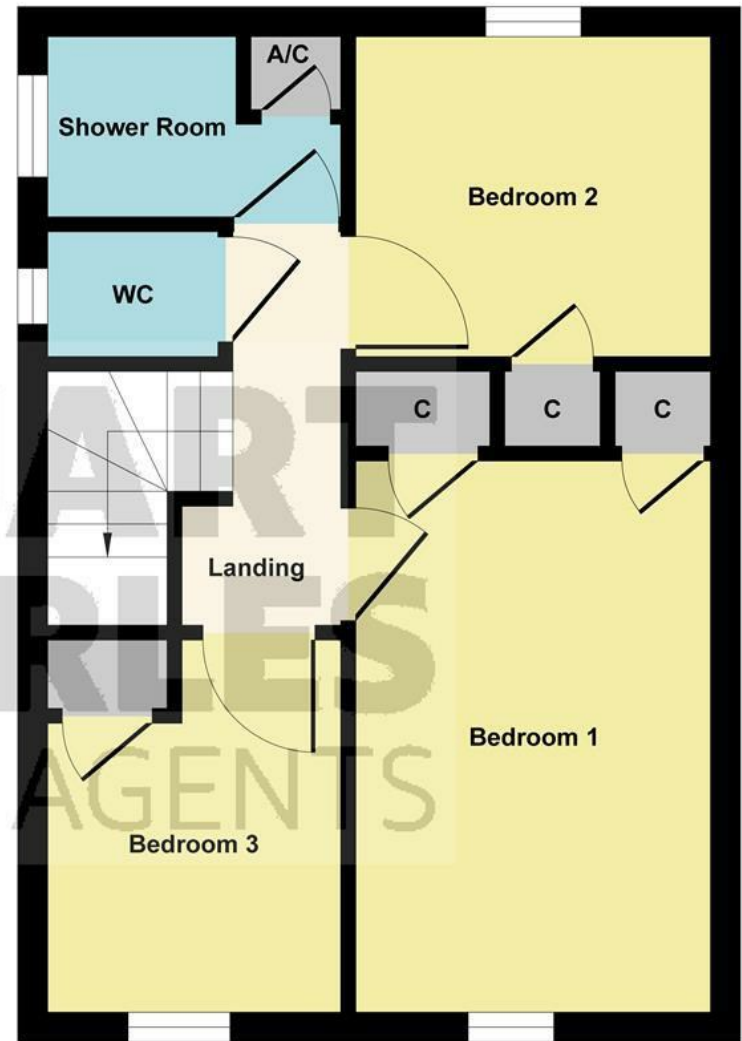








Ground Floor



First Floor

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

Garage: With a Garola door, plumbing for automatic washing machine, space for tumble dryer, space for free standing fridge/freezer, internal door to rear hall.

Rear: A patio area leads onto a low maintenance gravel garden which is enclosed by timber fencing to all sides.

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	