



78 Merlin Road, Corby, NN17 5FQ





## Offers in excess of £260,000

Stuart Charles are delighted to offer for sale with NO CHAIN this three bedroom detached family home located in the desirable Priors Hall area of Corby. Positioned in a quiet cul de sac and withing walking distance of several schools and shops an early viewing is recommended to avoid missing out on this home. The accommodation on entering comprises of an entrance hall, large lounge, guest W.C and a large kitchen/diner with integrated appliances and French doors opening onto the garden. 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. Outside to the rear is a driveway leads to a garage with rear gated access to the garden. To the rear you will find a low maintenance garden which is fully paved and is enclosed by brick walled surround to all sides. There is also a garden shed that can be used as a bar. Call now to view!!

- GARAGE AND DRIVEWAY
- EN-SUITE
- DETACHED
- BAR IN THE BACK GARDEN
- SOLAR PANELS
- LOW MAINTENANCE GARDEN
- POPULAR LOCATION
- READY TO MOVE INTO
- CLOSE TO LOCAL SHOPS

### Entrance Hall

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

### Lounge

18'05 x 13'0 (5.61m x 3.96m)

Double glazed bay window to front elevation, double glazed window to side elevation, radiator, tv and telephone point, radiator.

### Kitchen/Diner

18'04 x 11'08 (5.59m x 3.56m)

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 elevation, double glazed French door to side elevation, under stairs storage, door to:













### Guest WC

6'05 x 3'03 (1.96m x 0.99m)

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

### Landing

Airing cupboard, loft access, doors to:

### Bedroom One

11'8 x 10'2 (3.56m x 3.10m)

Two double glazed windows to front and side elevations, radiator, tv point, built in double wardrobes, door to:









### En-Suite

7'9 x 4'8 (2.36m x 1.42m)

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

### Bedroom Two

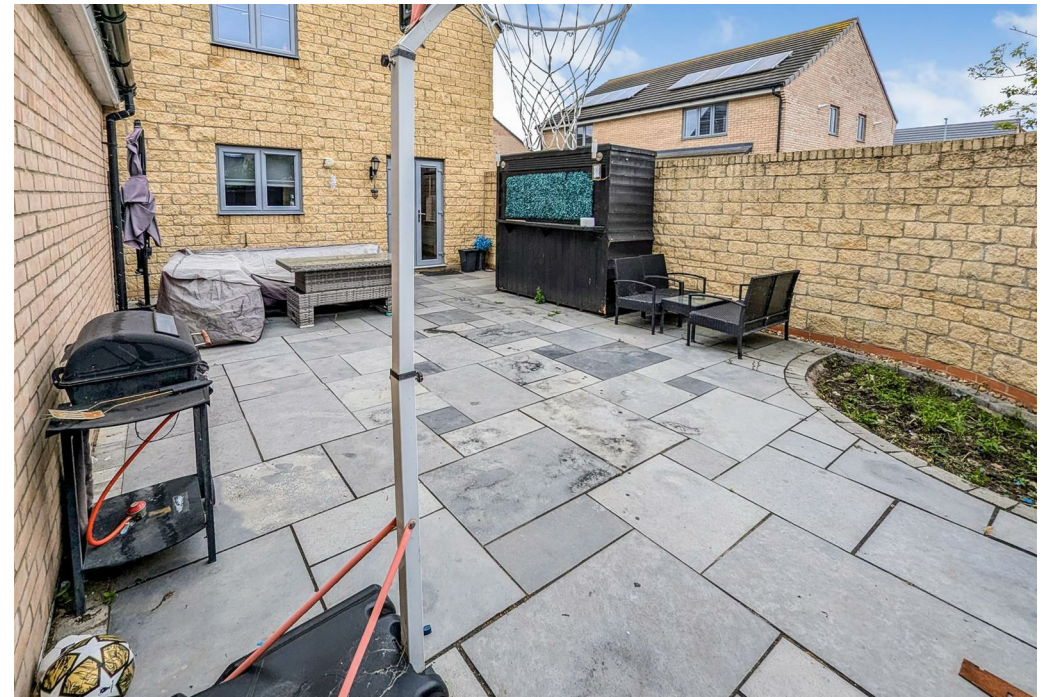
11'09 x 11'08 (3.58m x 3.56m)

Double glazed window to front elevation, radiator.

### Bedroom Three

8'2 x 8'0 (2.49m x 2.44m)

Double glazed window to rear elevation, radiator.









## **Bathroom**

7'01 x 6'05 (2.16m x 1.96m)

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 side elevation.

## **Outside**

Outside to the rear is a driveway leads to a garage with rear gated access to the garden.

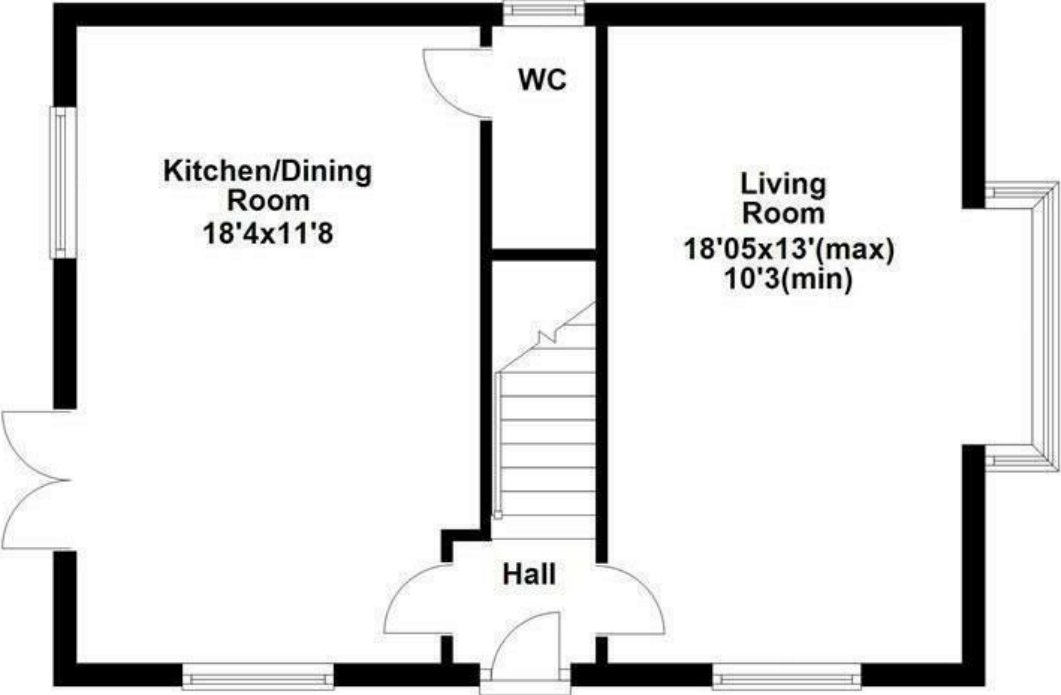
To the rear you will find a low maintenance garden which is fully paved and is enclosed by brick walled surround to all sides. There is also a garden shed that can be used as a bar.







**Ground Floor**



**First Floor**

