



**STUART  
CHARLES**  
ESTATE AGENTS



## Samuel Place

, Corby, NN17 1BQ

£234,950



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## Entrance Hall

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

## W.C

Fitted to comprise a two piece white suite comprising a low level wash hand basin and pedestal, double glazed window to front elevation.

## Lounge/Diner

25'11 x 12'0 max (7.90m x 3.66m max)

Double glazed window to front elevation, wood burner, two eco radiator's, door to hallway, door to kitchen, double glazed French doors to patio area.

## Kitchen

12'6 x 8'4 (3.81m x 2.54m)

Fitted to comprise a range of base and eye level units with a single steel sink and drainer, electric cooker with electric oven and extractor, space for automatic washing machine, space for free standing fridge/freezer, large pantry cupboard, space for free standing fridge/freezer, double glazed window to rear elevation, double glazed door to side elevation.

## Conservatory

14'5 x 7'10 (4.39m x 2.39m)

Fully double glazed and with French doors to the rear and windows to all sides, electric radiator, power connected.

## First Floor Landing

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

## Bedroom One

13'1 x 8'6 (3.99m x 2.59m)

Double glazed window to front elevation, eco radiator, door to:

En-Suite: Fitted to comprise a three piece white suite comprising a walk in double shower, low level wash hand basin, low level pedestal.

## Bedroom Two

9'10 x 8'8 (3.00m x 2.64m)

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

## Bedroom Three

9'6 x 6'3 (2.90m x 1.91m)

Double glazed window to front elevation, eco radiator, large over stairs storage cupboard.

## Bathroom

6'11 x 6'3 (2.11m x 1.91m)

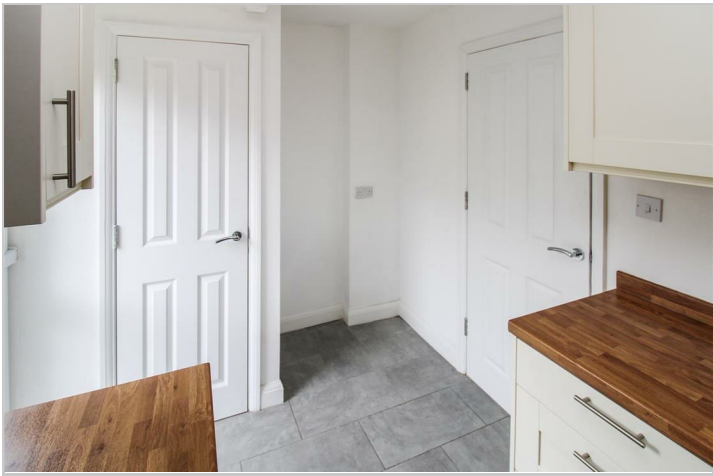
Fitted to comprise a three piece white suite comprising a panel bath with electric shower over, low level wash hand basin, low level pedestal, double glazed window to rear elevation.

## Outside

Front: A large resin print driveway provides off road parking for multiple vehicles and has gated access to both sides to the rear.

Rear: A patio area leads onto a large laid lawn with space for timber shed to the rear and a large gravel hardstanding to one side, the whole garden is enclosed by timber fencing to all sides.





## Road Map



## Hybrid Map



## Terrain Map



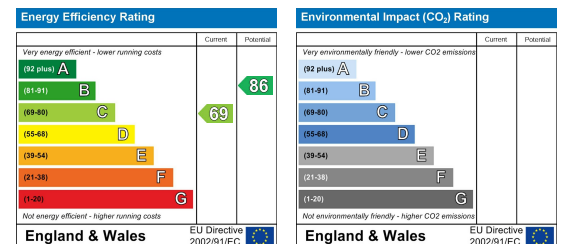
## Floor Plan



## Viewing

Please contact our Stuart Charles Estate Agents Office on 01536 234264 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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