



16 Morley Walk, Corby, Northamptonshire, NN17 2BJ



**£244,950**

Stuart Charles are delighted to offer for sale with NO CHAIN this three bedroom family home located in the Shire area of Corby. Situated a short walk away to several shopping areas, primary schools and secondary schools an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, guest W.C, lounge, and open plan kitchen/diner. To the first floor are three good sized bedrooms and a three piece family bathroom. Outside to the front is a low maintenance gravel garden with flower beds and is enclosed by a low level walls to all sides. To the rear a large decking area leads onto a low maintenance garden that features several planting areas and gravel areas while being enclosed by timber fencing to all sides, gated access leads to the garage and off road parking space. Call now to view!!.

- NO CHAIN
- OPEN PLAN KITCHEN/DINER
- THREE GOOD SIZED BEDROOMS
- LARGE LOW MAINTENANCE GARDEN
- NEW ROOF
- LARGE LOUNGE
- GUEST W.C
- THREE PIECE FAMILY BATHROOM
- OFF ROAD PARKING AND GARAGE
- WALKING DISTANCE TO SEVERAL SCHOOLS AND SHOPS

### Entrance Hall

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

### Guest W.C

5'05 x 2'75 (1.65m x 0.61m)

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

### Lounge

18'5 x 11'8 (5.61m x 3.56m)

Double glazed window to front elevation, double glazed door to rear elevation, two radiators, tv point, telephone point.

### Kitchen/Diner

Fitted to comprise a range of base and eye level units with a one and a half bowl sink and drainer, space for free standing gas/electric cooker, space for







automatic washing machine, space for tumble dryer, space for free standing fridge/freezer, space for under counter fridge or freezer, radiator, double glazed window to front elevation, double glazed window and door to rear elevation.

### Storage Area

5'23 x 4'98 (1.52m x 1.22m)

Wall mounted combi boiler, space for tumble dryer/ fridge/ freezer.

### First Floor Landing

Loft access, two storage cupboards, doors to:





### Bedroom One

12'8 x 11'6 (3.86m x 3.51m)

Double glazed window to front elevation, radiator,

### Bedroom Two

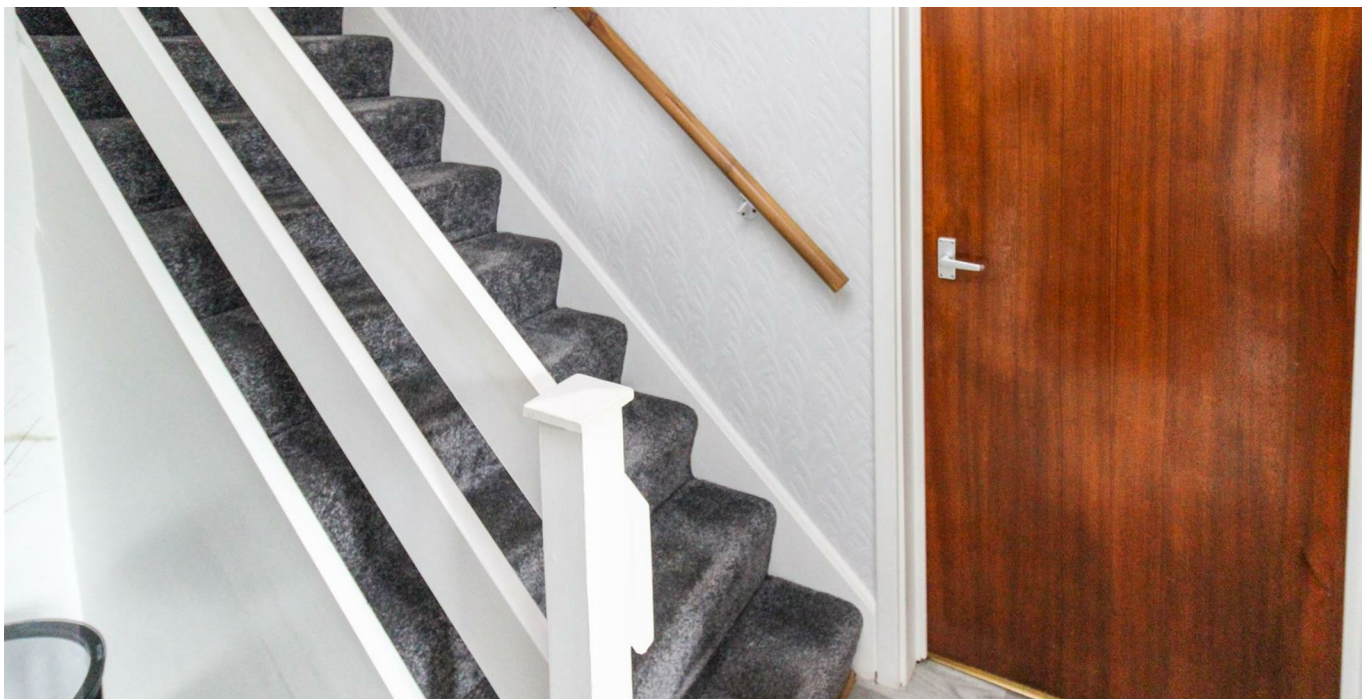
11'8 x 11'3 (3.56m x 3.43m)

Double glazed window to front elevation, radiator.

### Bedroom Three

8'6 x 6'10 (2.59m x 2.08m)

Double glazed window to rear elevation, radiator.







## Bathroom

6'33 x 5'09 (1.83m x 1.75m)

This fully tiled room is fitted to comprise a three piece suite consisting of a panel bath with mixer shower tap, low level wash hand basin, low level pedestal, radiator, double glazed window to rear elevation.

## Outside

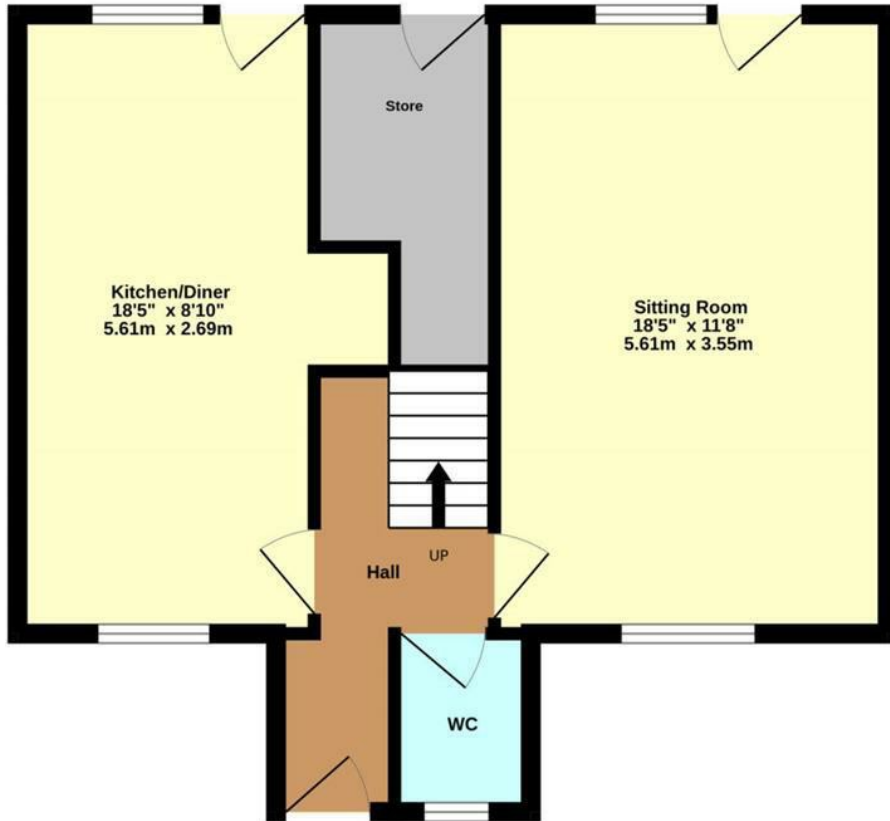
Front: A low maintenance gravel garden is enclosed by brick wall and leads to an internal shed.

Rear: A large decking area leads to a low maintenance garden which features several planting area's and gravel area while the whole garden is enclosed by timber fencing to all sides with gated rear

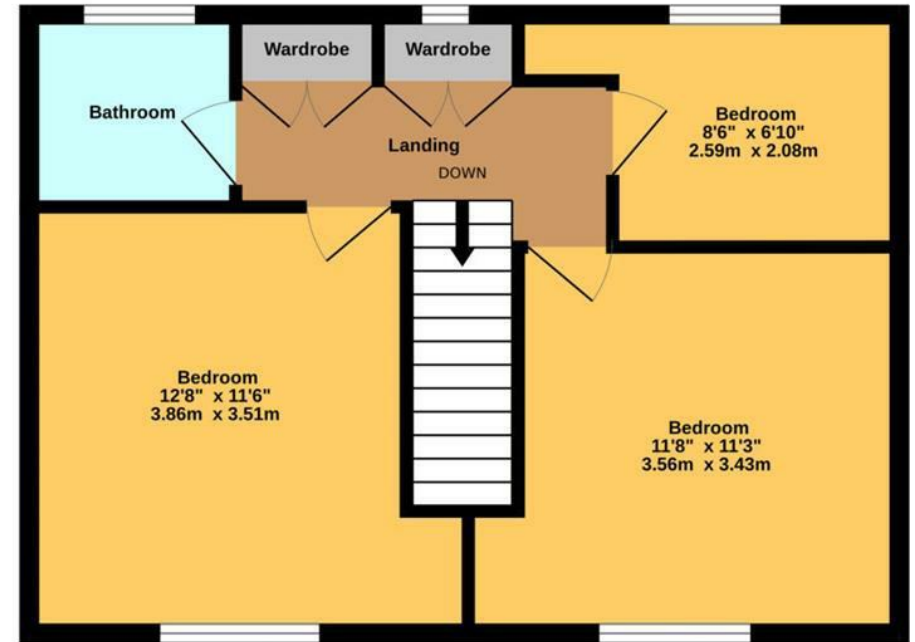




Ground Floor  
514 sq.ft. (47.8 sq.m.) approx.



1st Floor  
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 988 sq.ft. (91.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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access.

Garage: With off road parking leading to an up and over door.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	