



2 Warwick Way, Corby, Northamptonshire, NN17 2TF



£225,000

Stuart Charles are delighted to offer for sale with NO CHAIN this Three bedroom semi detached family home located in one of Corby's most sought after area's. Having been much improved by the current owners the accommodation on offer comprises to the ground floor of an entrance hall, large lounge, an extended kitchen and a separate dining room, guest W.C. and conservatory. To the first floor are three well proportioned rooms with a separate Shower room and W.C. Outside to the front is a laid lawn with mature bushes and plants leading to the driveway and garage for multiple cars. To the rear there is a patio area that leads to a laid lawn, all enclosed by timber fence surround. Call now to book a viewing!!

- NO CHAIN
- DOWNSTAIRS GUEST WC
- THREE GOOD SIZE BEDROOMS
- COMBI BOILER
- EXTENDED KITCHEN
- DRIVEWAY AND GARAGE
- CUL-DE-SAC LOCATION
- GOOD TRANSPORT LINKS

Entrance Porch

Entered via a double glazed door, doors to:

Entrance Hall

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

Lounge

20' x 11'3 (6.10m x 3.43m)
Double glazed bay window to front

elevation, Double glazed French doors to rear, radiator.

Dining Room

11'2 x 7'11 (3.40m x 2.41m)
Double glazed window to front elevation, radiator, under stairs storage, door to:

Kitchen

14'8 x 9'11 (4.47m x 3.02m)
Fitted to comprise a range of base and







eye level units with a single steel sink and drainer, gas hob and electric oven, space for fridge/freezer, space for washing machine, storage cupboard, pantry, double glazed window rear elevation, double glazed door to side elevation.

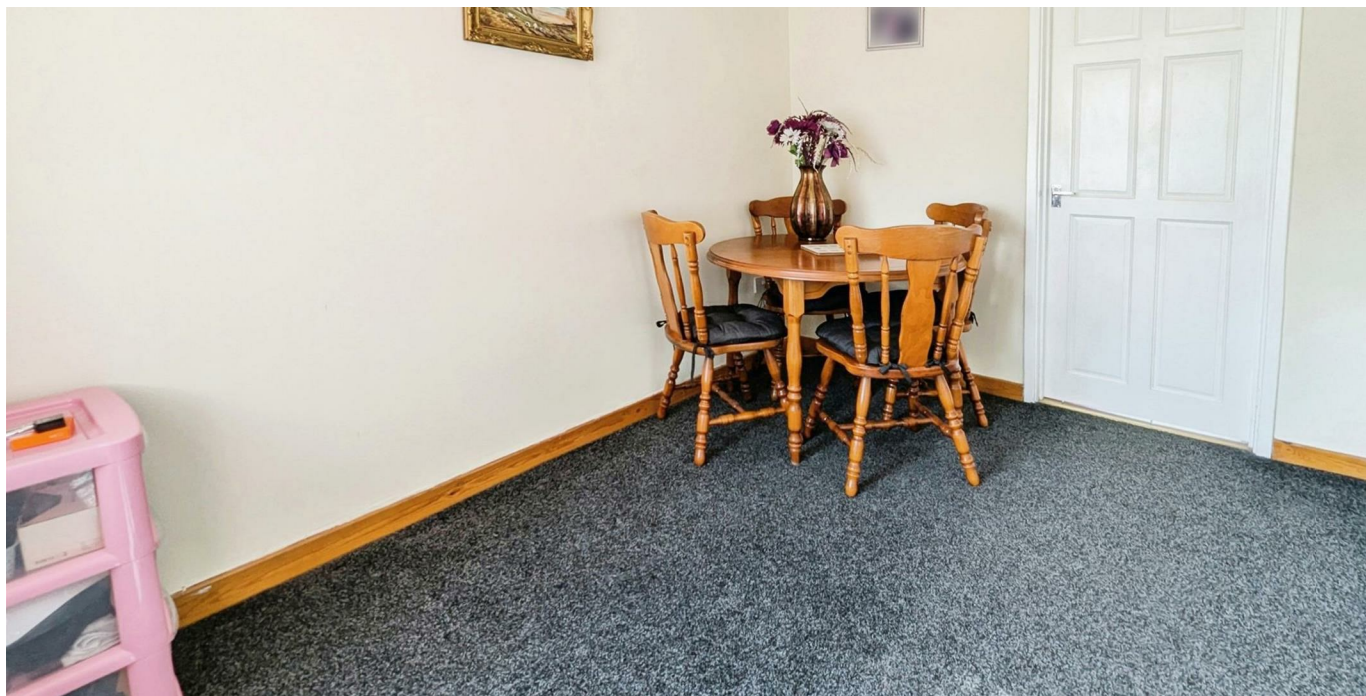
Guest WC

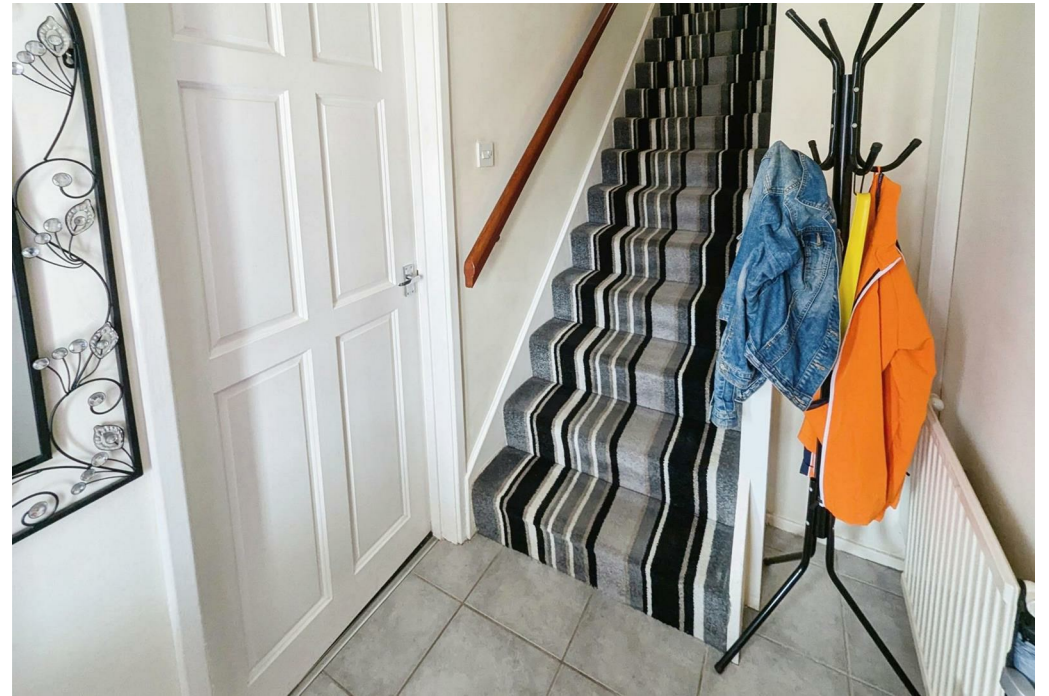
Featuring a two piece suite with a low level pedestal, low level wash hand basin.

Conservatory

9'7 x 5'3 (2.92m x 1.60m)

Double glazed patio door to rear elevation, doors to guest WC, and garage.





Landing

Loft access, doors to:

Bedroom One

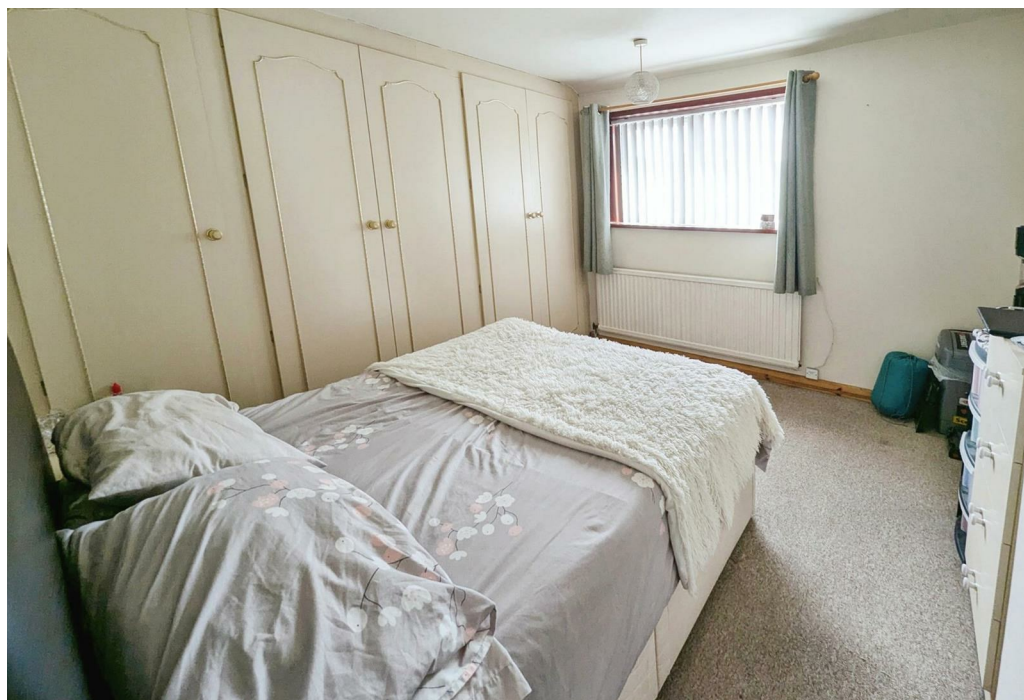
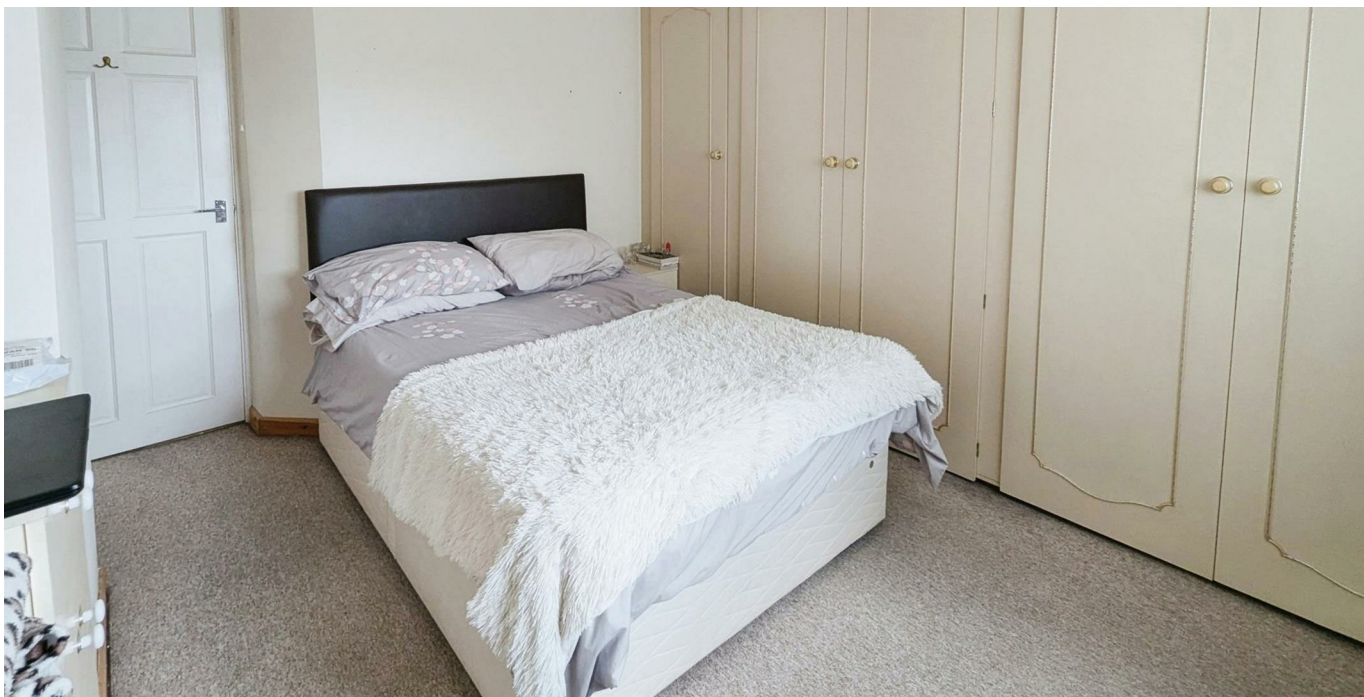
12'9 x 11'5 (3.89m x 3.48m)

Double glazed window to front elevation, fitted triple wardrobes, radiator.

Bedroom Two

12'9 x 8' (3.89m x 2.44m)

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





Bedroom Three

8'3 x 8'2 (2.51m x 2.49m)

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

Shower Room

6'10 x 6'4 (2.08m x 1.93m)

Featuring a three piece suite with a shower cubicle with mains feed shower, low level wash hand basin, vanity units, extractor fan, double glazed window to rear elevation, radiator.

WC

Low level pedestal, double glazed window to rear elevation.



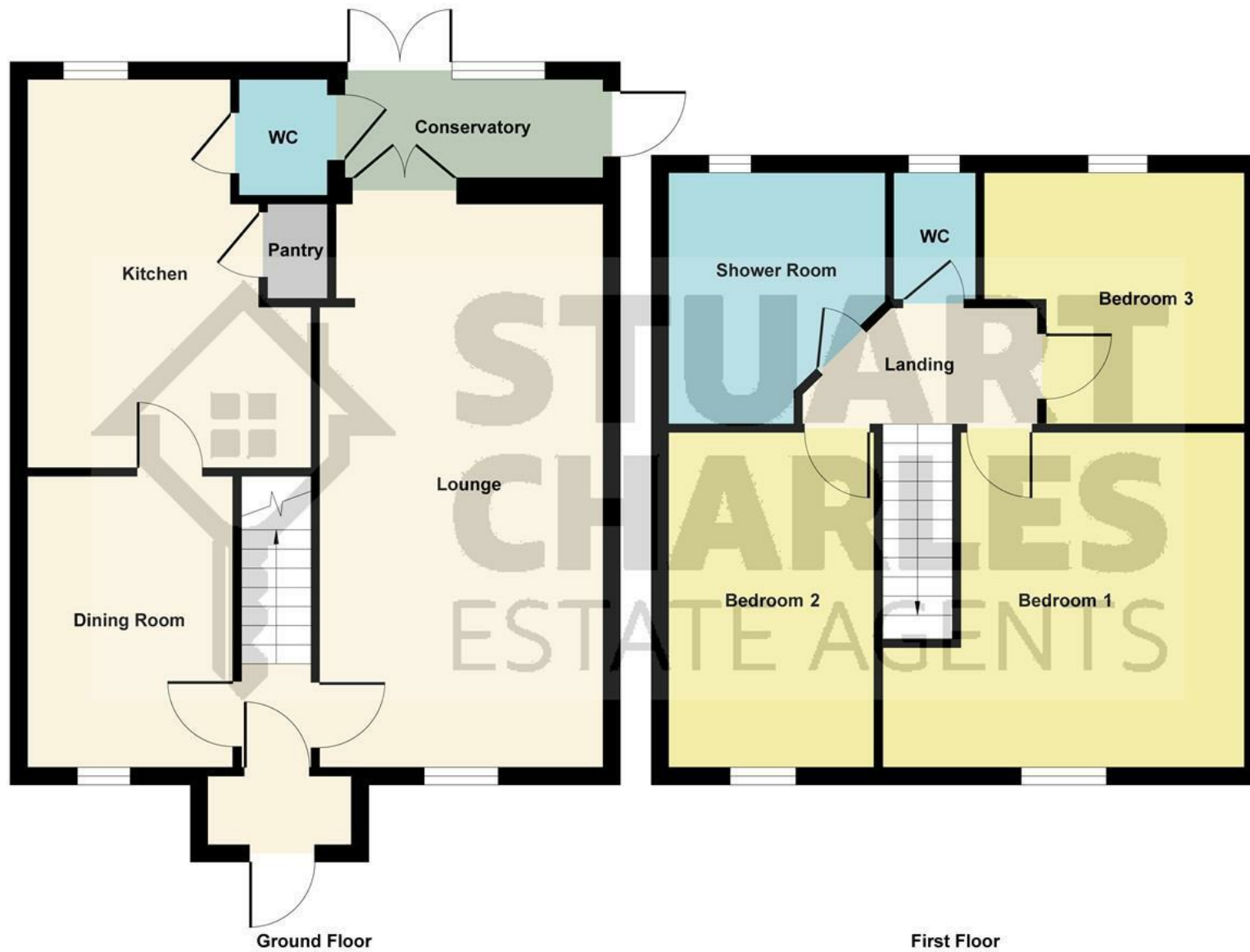


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Outside

To the front is a laid lawn with mature bushes and plants. There is a driveway and garage for multiple cars.

To the rear there is a patio area that leads to laid lawn, all enclosed by timber fence surround.

Garage

26' x 13'7 (7.92m x 4.14m)

Up and over door, power and lights.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 