



8 Bentley Walk, Corby, NN18 0PG



**STUART
CHARLES**
ESTATE AGENTS

£200,000

Stuart Charles are delighted to offer FOR SALE with NO CHAIN this THREE bedroom semi detached family home located in the desirable Beanfield area of Corby. Situated a short walk from the town centre and several schools and shops an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance porch, lounge and refitted 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 laid lawn which is enclosed by timber fencing to all sides. To the rear a patio area leads onto a laid lawn and leads to a further patio, the entire garden is enclosed by timber fencing to all sides. Call now to view!!

- NO CHAIN
- NEWLY FITTED KITCHEN/DINER WITH APPLIANCES
- NEW CARPETS
- THREE PIECE FAMILY BATHROOM
- CLOSE TO SCHOOLS AND SHOPS
- LARGE LOUNGE
- NEW BOILER
- THREE GOOD SIZED BEDROOMS
- POTENTIAL TO CREATE OFF ROAD PARKING SUBJECT TO PLANNING PERMISSION
- WALKING DISTANCE TO TOWN CENTRE AND BUS LINKS

Porch

Entered via a double glazed door, door to:

Entrance Hall

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

Lounge

16'4 x 11'10 (4.98m x 3.61m)

Double glazed window to front elevation, radiator, tv point, telephone

point, gas fire, under stairs storage, door to:

Kitchen/Diner

21'8 x 9'4 (6.60m x 2.84m)

Re-Fitted to comprise a range of base and eye level units with a one and half bowl steel sink and drainer, electric hob with extractor, electric oven, integrated fridge/freezer, space for automatic washing machine, wall mounted combi boiler, double glazed window to rear







elevation, double glazed door to rear elevation and double glazed door to:

Conservatory

12'4 x 8'9 (3.76m x 2.67m)

Windows to all sides, door to rear elevation, radiator.

First Floor Landing

Loft access, storage cupboard, doors to:

Bedroom One

12'2 x 11'1 (3.71m x 3.38m)

Double glazed window to front elevation, radiator.

Bedroom Two

12'1 x 9'3 (3.68m x 2.82m)

Double glazed window to rear elevation, radiator.





Bedroom Three

9'9 x 8'3 (2.97m x 2.51m)

Double glazed window to front elevation, radiator.

Bathroom

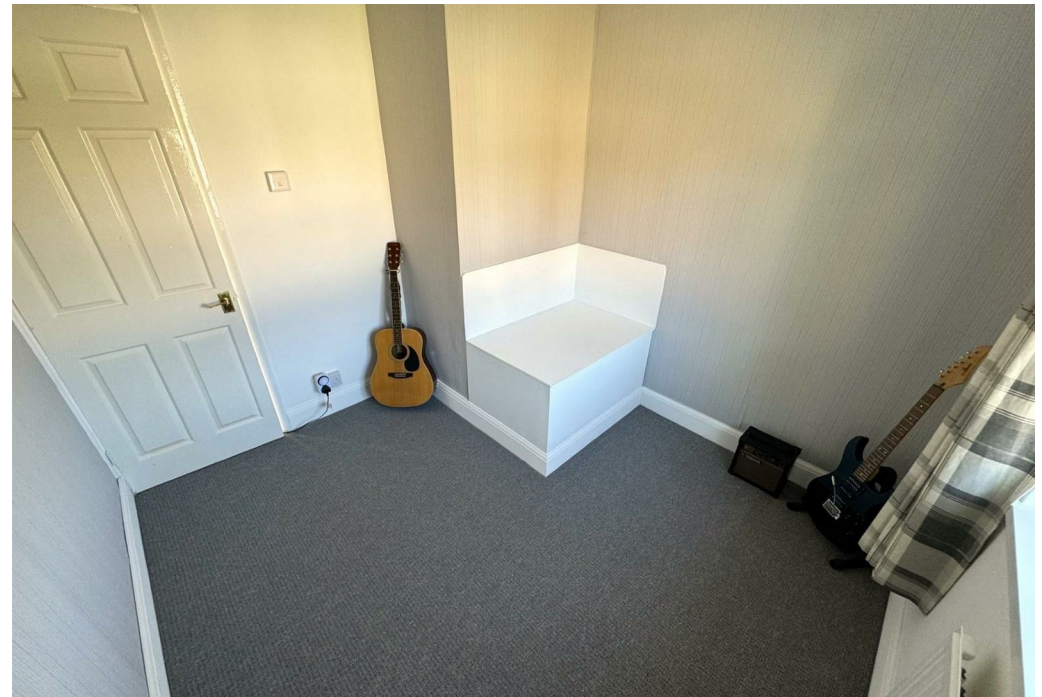
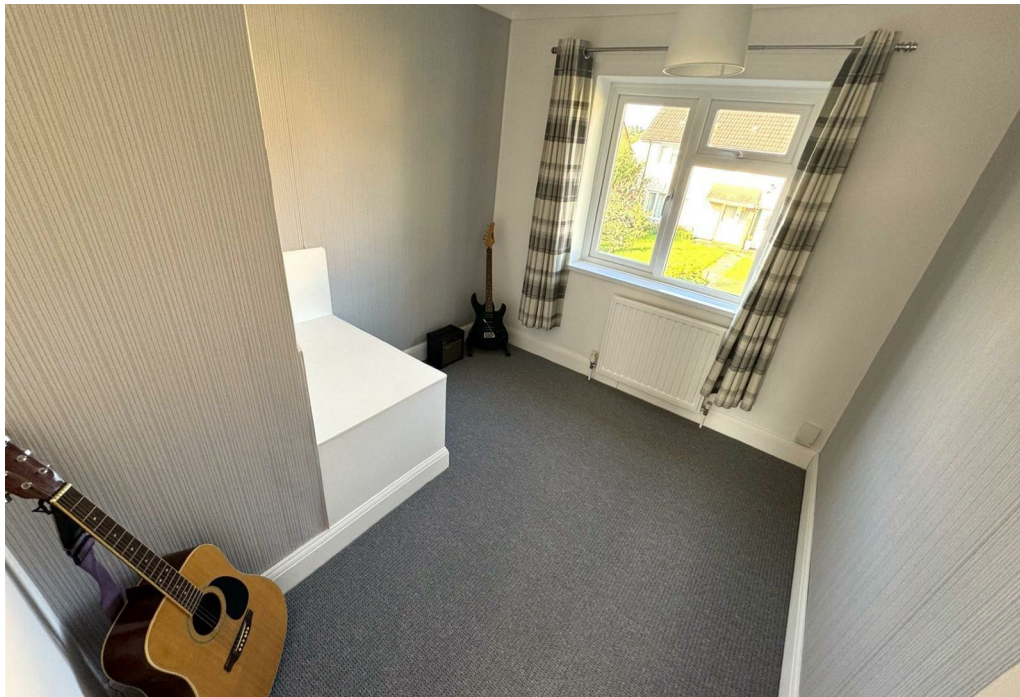
8'3 x 6'4 (2.51m x 1.93m)

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

Outside

Front: A laid lawn is enclosed by timber fencing to all sides with gated rear access.

Rear: A patio area leads onto a laid lawn with a





second patio area to the rear of the garden, the entire garden is enclosed by timber fencing to all sides with gated access to the rear.

NOTE: Parking is located to the rear of the fence on the street with potential to drop the kerb subject to planning permission.



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

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	