



87 The Avenue, Corby, NN17 5EP



## Offers in excess of £385,000

Stuart Charles are delighted to offer this superb four bedroom, three storey house for sale, located in the desirable Priors Hall Park area of Corby. Located within walking distance to both schools and the main shopping parade an early viewing is recommended to avoid missing out on this home. Features include to the ground floor a large entrance hall, W.C, utility room, a large open plan kitchen/lounge/dining area which offers a range of uses for all the family, French doors lead onto the garden. To the first floor you will find the second bedroom, family bathroom, and the lounge that benefits from double French doors leading onto the balcony. On the second floor there are three bedrooms with the master benefiting with an En-suite shower room. To the rear off road parking is provided in front of the garage with an additional space available. The rear has been landscaped to offer a low maintenance garden with a patio seating area and an easy to manage artificial lawn, the garden is enclosed by timber fencing to all sides. There is a courtesy door to the garage at the rear. Call now to book a viewing!!

- GARAGE AND DRIVEWAY
- EN-SUITE TO THE MASTER
- DOWNSTAIRS GUEST WC
- POPULAR LOCATION
- LOCAL PARKS WITHIN WALKING DISTANCE
- THREE DOUBLE BEDROOMS
- OPEN PLAN FAMILY ROOM
- UTILITY ROOM
- WELL PRESENTED THROUGHOUT

### Entrance Hall

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

### Kitchen/Diner

22'4 x 14' (6.81m x 4.27m)

Featuring a range of base and eye level units with a one and a half sink and drainer, gas hob with extractor, double electric oven, integrated appliances, breakfast bar, radiator, double glazed

French doors to rear elevation with perfect fit blinds, two triple glazed windows to front elevation with blinds.

### Utility Room

6'5 x 6'5 (1.96m x 1.96m)

Fitted with a range of base and eye level units, stainless steel sink, radiator, double glazed door to rear elevation.

### Guest WC

Featuring a two piece white suite with a







low level pedestal and wash hand basin, radiator, double glazed window to side elevation.

### First Floor Landing

Stairs rising from first floor landing, airing cupboard, doors to:

### Living Room

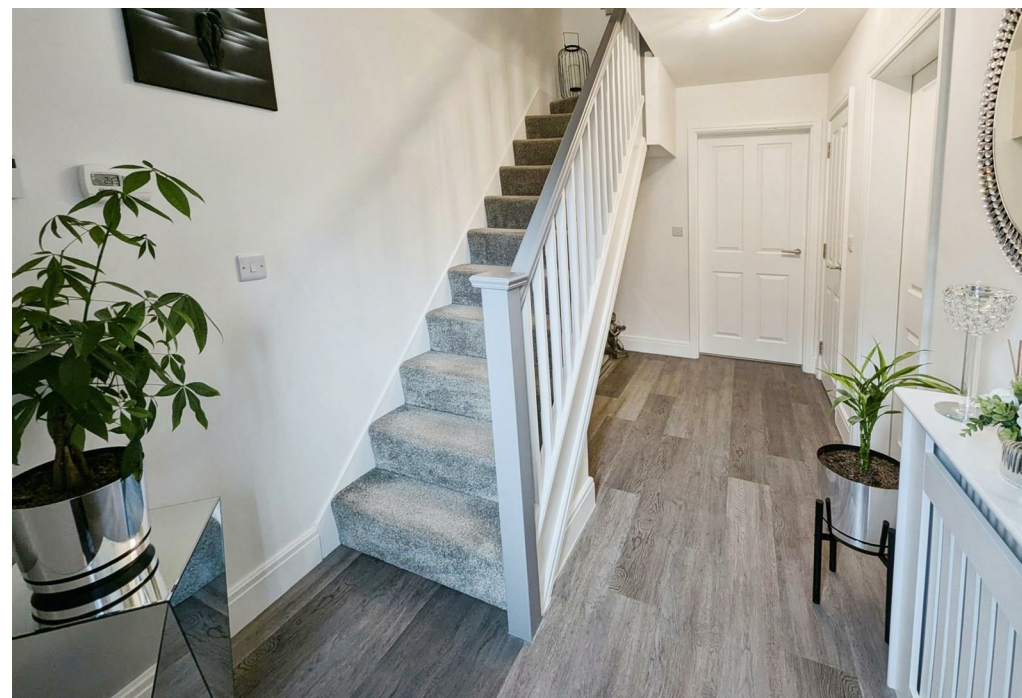
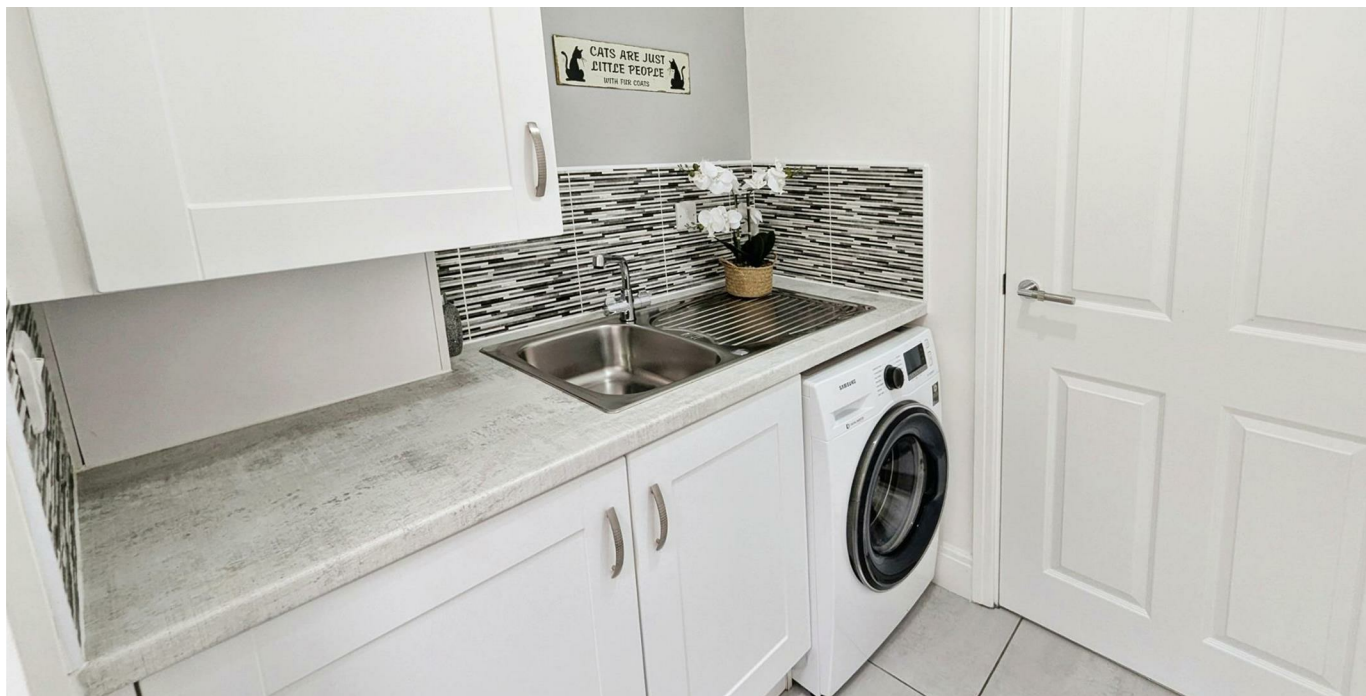
14' x 11'6 (4.27m x 3.51m)

Double glazed French doors to the balcony area with perfect fit blinds, radiator, multi media point with Tv and Telephone points.

### Bedroom Three

12'3 x 10'10 (3.73m x 3.30m)

Double glazed window to rear elevation, radiator.





## Bathroom

9'4 x 6'5 (2.84m x 1.96m)

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

## Second Floor Landing

Loft access, double glazed window to the side elevation, doors to:

## Bedroom One

14' x 11'6 (4.27m x 3.51m)

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







### En-Suite

7'7 x 5'9 (2.31m x 1.75m)

Featuring a three piece suite with a walk in mains feed shower, a low level pedestal, low level wash hand basin, radiator, extractor fan, double glazed window to front elevation.

### Bedroom Two

14' x 10'10 (4.27m x 3.30m)

Double glazed window to rear elevation, radiator, door to:

### Bedroom Four

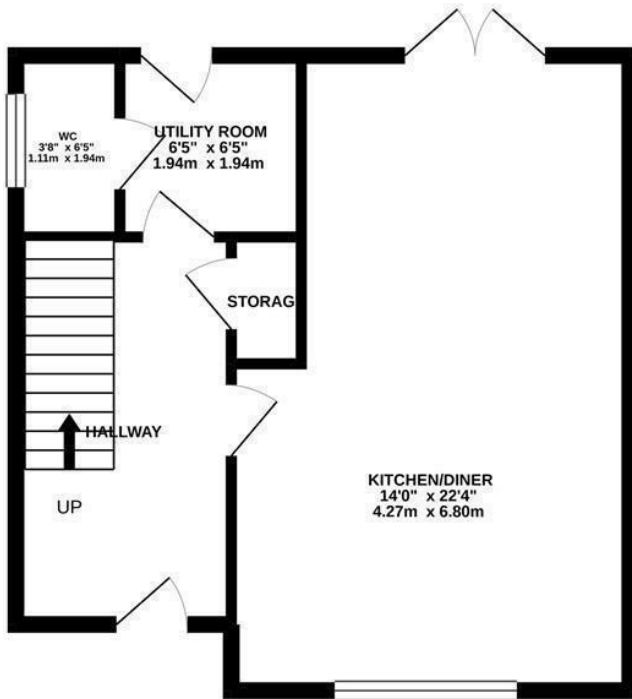
7'7 x 6'5 (2.31m x 1.96m)

Double glazed window to rear elevation, radiator, door to:

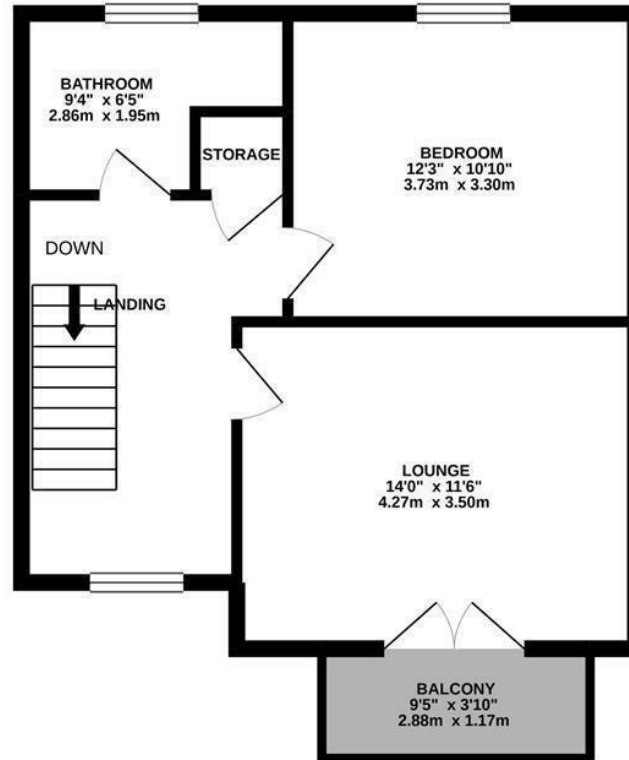




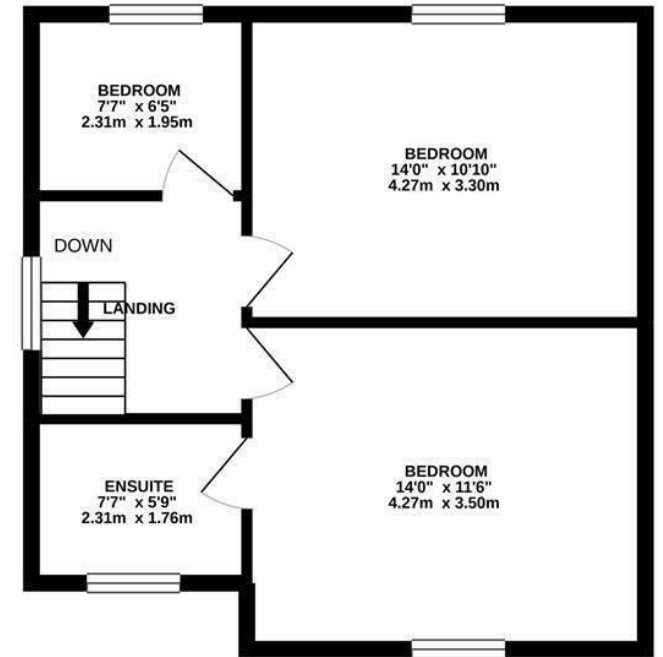
GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR  
464 sq.ft. (43.2 sq.m.) approx.



2ND FLOOR  
464 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1394 sq.ft. (129.5 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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### Garage

Up and over doors, power and lights.

### Outside

Outside to the rear off road parking is provided in front of the garage with an additional space available. To the rear you will find a patio seating area with an easy to manage artificial lawn, the garden is enclosed by timber fencing to all sides

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