



34 Whitworth Avenue, Corby, NN17 1DL

£195,000

Stuart Charles are delighted to offer for sale with NO CHAIN this three bedroom semi detached home located in the desirable Lloyds area of Corby. Situated a short walk away from a range of amenities to include schools, shops and restaurants an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, dining room, lounge, kitchen and guest WC. To the first floor are three good sized bedrooms and a three piece family shower room. Outside to the front a large driveway provides off road parking for multiple vehicles and is enclosed by hedge surround. To the rear a patio area leads to the garage and a laid lawn, the garden is enclosed by hedge surround to all sides. Call now to view!!

- LARGE LOUNGE
- SEPERATE DINING ROOM
- REFITTED SHOWER ROOM
- LARGE DRIVEWAY LEADS TO GARAGE
- WALKING DISTANCE TO SHOPS
- MODERN KITCHEN
- THREE GOOD SIZED BEDROOMS
- COMBI BOILER
- WALKING DISTANCE TO PRIAMRY AND SECONDARY SCHOOLS
- CLOSE TO LOCAL GREEN SPACE AND TRAIN STATIONS

Entrance Hall

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

Guest WC

Fitted to comprise a low level WC and wash hand basin.

Lounge

13'7 x 10'9 (4.14m x 3.28m)

Double glazed window to rear elevation, tv point, radiator.

Dining Room

10'9 x 8'8 (3.28m x 2.64m)

Double glazed window to front elevation, radiator.

Kitchen

12'9 x 8'5 (3.89m x 2.57m)

Fitted to comprise a range of base and eye level units with a single steel sink and drainer, range cooker, space for automatic washing machine, space for fridge/freezer, radiator, double glazed







window to rear elevation, double glazed door to side elevation.

Landing

Airing cupboard, double glazed door to side elevation, doors to:

Bedroom One

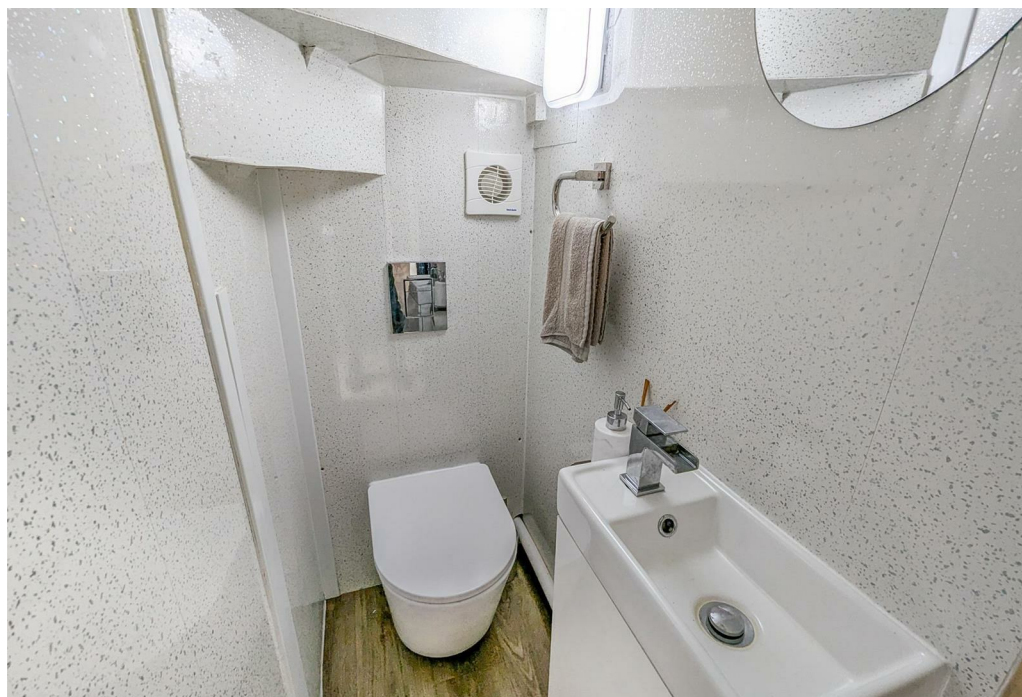
13'7 x 10'9 (4.14m x 3.28m)

Double glazed window to rear elevation, radiator.

Bedroom Two

10'8 x 8'7 (3.25m x 2.62m)

Double glazed window to front elevation, radiator.





Bedroom Three

8'9 x 8'5 (2.67m x 2.57m)

Double glazed window to side elevation, radiator.

Shower Room

5'4 x 5'0 (1.63m x 1.52m)

Fitted with a shower cubicle, low level WC and wash hand basin, double glazed window to side elevation, radiator.

Outside

To the front a large driveway provides off road parking for multiple vehicles and is enclosed by hedge surround.

To the rear a patio area leads to the garage and a laid





lawn, the garden is enclosed by hedge surround to all side



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	