



380 Gainsborough Road, Corby, NN18 0QJ



**£199,950**

Stuart Charles are delighted to offer FOR SALE with NO CHAIN this Two bedroom family home located in the Beanfield area of Corby. Situated a short walk from the town centre and multiple 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 hall, lounge/diner kitchen/breakfast room and a guest W.C. To the first floor are two double bedrooms and a three piece family bathroom with the master bedroom benefiting from a dressing room. Outside to the front is double driveway that provides off road parking while to the rear a large patio area leads onto a low maintenance gravel area and further raised patio area. Call now to view!!.

- LARGE LOUNGE/DINER
- GUEST W.C
- DRESSING AREA TO MASTER BEDROOM
- OFF ROAD PARKING
- WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOLS
- MODERN KITCHEN/BREAKFAST ROOM
- TWO DOUBLE BEDROOMS
- THREE PIECE SHOWER ROOM
- LARGE LOW MAINTENANCE REAR GARDEN
- WALKING DISTANCE TO SHOPS AND TOWN CENTRE

### Entrance Hall

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

### Lounge/Diner

18'2 x 10'5 (5.54m x 3.18m)

Double glazed window to front elevation, two radiator's, Double glazed French doors to rear elevation, door to:

### Kitchen/Breakfast

12'2 x 9'6 (3.71m x 2.90m)

Fitted to comprise a range of base and eye level units with one and half bowl steel sink and drainer, gas hob with extractor, electric oven, space for free standing fridge/freezer, space for automatic washing machine, under stairs storage cupboard, double glazed door to side elevation, double glazed window to rear elevation, door to:







### Guest W.C

Fitted to comprise a two piece suite consisting of a low level pedestal, low level wash hand basin, radiator.

### First Floor Landing

Loft access, airing cupboard, doors to:

### Bedroom One

12'3 x 10'5 (3.73m x 3.18m)

Double glazed window to front elevation, radiator.

### Dressing Room

6'0 x 9'6 (1.83m x 2.90m)

Double glazed window to front elevation, radiator.





## Bedroom Two

12'0 x 9'6 (3.66m x 2.90m)

Double glazed window to rear elevation, radiator.

## Bathroom

10'4 x 5'5 (3.15m x 1.65m)

Fitted to comprise a three piece suite consisting of a mains feed shower, low level pedestal, low level wash hand basin, radiator, double glazed window to rear elevation.

## Outside

Front: A double driveway provides off road parking for for multiple vehicles and is by timber fencing.

Rear: A large patio area leads to a large gravel







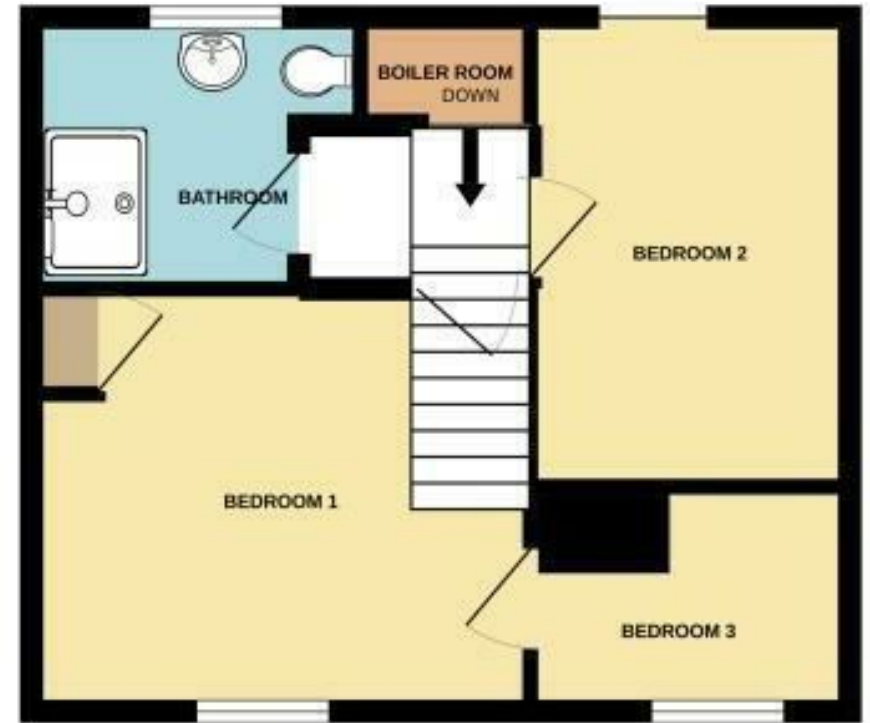
garden and to a further raised patio area to the rear of the garden.



GROUND FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 701 sq.ft. (65.1 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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