



1 Arundel Walk, Corby, Northamptonshire, NN18 0JG



**£247,000**

Stuart Charles are delighted to offer for sale this three bedroom family home located in the Beanfield area of Corby. Situated in a quiet cul de sac and a short walk away from several schools and shopping parades an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, guest WC, lounge, kitchen/diner, utility room and conservatory. To the first floor are three DOUBLE bedrooms and a three-piece bathroom room. To the front is a driveway for multiple cars that takes you to a lawn area to side with shrub area and bushes, dwarf wall surround, and two gated access points to rear garden. To the rear there is a patio area around the conservatory, that leads you to lawn with path leading to decking area to the rear of the garden, all enclosed by timber fence surround. The garden also benefits from a shed with power and lights. Call now to view.

- THREE DOUBLE BEDROOMS
- DRIVEWAY
- CUL-DE-SAC LOCATION
- READY TO MOVE INTO
- WALKING DISTANCE TO SHOPS
- LARGE CORNER PLOT
- POTENTIAL TO EXTEND
- DOWNSTAIRS GUEST WC
- CLOSE TO LOCAL PARKS

### Entrance Hall

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

### Guest WC

A two piece suite with a low level pedestal and wash hand basin, double glazed window to side elevation, radiator

### Lounge

15'5" x 10'0" (4.70m x 3.05m)

Double glazed window to front elevation, radiator, tv point, telephone point, gas fire with feature surround, door to:

### Kitchen/Diner

15'5" x 9'1" (4.70m x 2.77m)

Fitted to comprise a range of base and eye level units with a sink and drainer, space for free standing gas/electric







cooker, double glazed patio door to rear elevation, radiator, door to:

### Utility Room

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

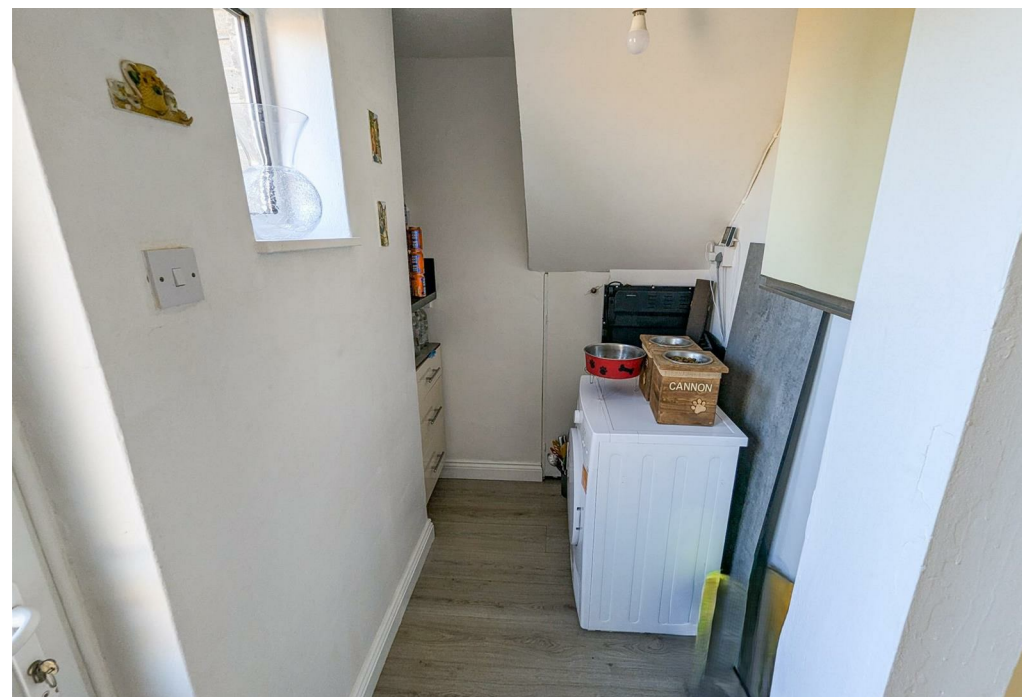
### Conservatory

14'4" x 8'9" (4.37m x 2.67m)

Patio doors to side elevation, tiled flooring and radiator.

### Landing

Double glazed window to the side elevation, loft access, doors to:





### Bedroom One

12'4" x 9'10" (3.76m x 3.02m)

Two double glazed windows to the front elevation, radiator, tv point.

### Bedroom Two

14'2" x 11'10" (4.32m x 3.63m)

Two double glazed window to front elevation, radiator.

### Bedroom Three

11'6" x 10'7" (3.53m x 3.23m)

Double glazed window to rear elevation, built in wardrobe, a range of fitted cupboards and wardrobes, radiator, tv point.







## Bathroom

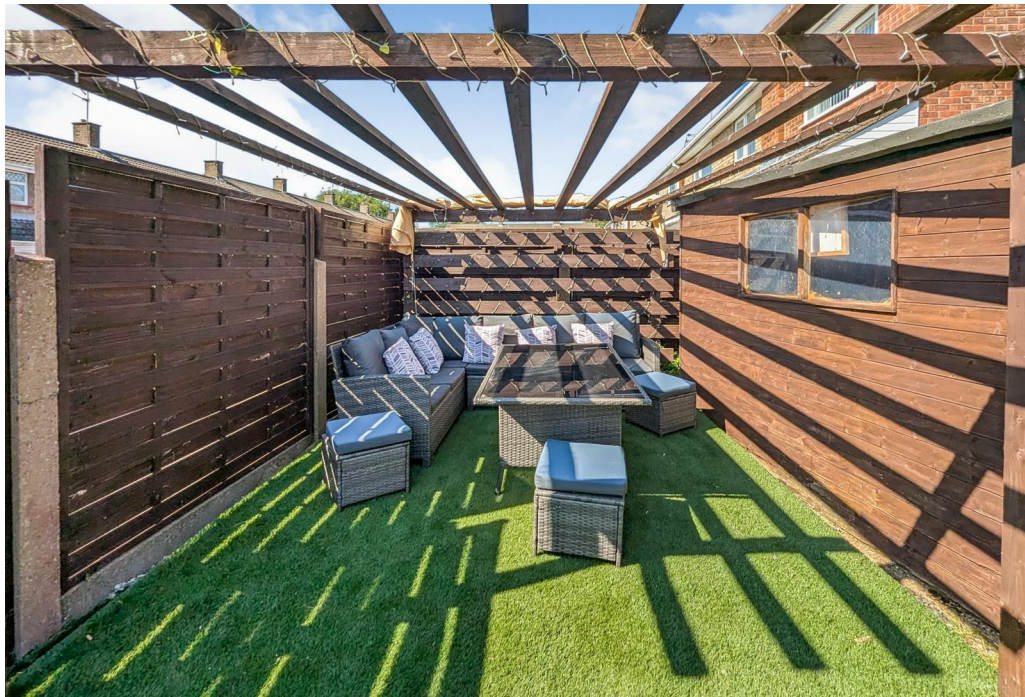
Featuring a three piece suite with a panel bath, low level wash hand basin and pedestal, extractor fan, double glazed window to rear elevation, radiator,.

## Outside

To the front is a driveway for multiple cars that takes you to a lawn area to side with shrub area and bushes, dwarf wall surround, and two gated access points to rear garden.

To the rear there is a patio area around the conservatory, that leads you to lawn with path leading to decking area to the rear of the garden, all enclosed by timber fence surround.





## Ground Floor



Floor plan not to scale - for guidance purposes only.  
Plan produced using The Mobile Agent.



The garden also benefits from a shed with power and lights.

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	