



118 Studfall Avenue, Corby, NN17 1LF



# £239,950

Stuart Charles are delighted to offer for sale this three bedroom extended semi detached family home located in the desirable Lloyds area of Corby. Situated a short walk from a range of amenities to include several shopping areas and multiple schools an early viewing is recommended to avoid missing out on this home. The accommodation on offer comprises to the ground floor of an entrance hall, dining room, lounge and an extended kitchen/breakfast room. To the first floor are three good sized bedrooms and a four piece family bathroom suite. Outside to the front is a driveway that provides off road parking and leads to a carport and a large low maintenance gravel garden which is enclosed by privet hedges to all sides. To the rear a carport leads out onto a large low maintenance patio area which leads to a timber shed and is enclosed by fencing to all sides. Call now to view!!.

- LOVINGLY UPDATED BY THE CURRENT OWNERS
- GOOD SIZED KITCHEN/BREAKFAST ROOM
- FOUR PIECE BATHROOM SUITE
- WALKING DISTANCE TO MULTIPLE SHOPPING AREA'S
- WALKING DISTANCE TO LOCAL GREEN SPACE AND BOATING LAKE
- LOUNGE AND SEPERATE DINING ROOM
- THREE GOOD SIZED BEDROOMS
- LOW MAINTENANCE GARDEN TO THE FRONT AND REAR
- CLOSE TO TOWN CENTRE
- WALKING DISTANCE TO MULTIPLE SCHOOLS

## Entrance Hall

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

## Dining Room

10'94 x 9'8 (3.05m x 2.95m)  
Double glazed bay window to front elevation, radiator, folding doors lead to:

## Lounge

11'99 x 10'9 (3.35m x 3.28m)  
Double glazed patio doors to rear elevation, radiator, tv point, telephone point, gas fire with feature surround.

## Kitchen/Breakfast Room

20'5 x 11'78 (6.22m x 3.35m)  
Fitted to comprise a range of base and eye level units with a single steel sink and drainer, space for free standing range cooker, extractor hood, space for













American fridge/freezer, space for automatic washing machine, breakfast bar, radiator, double glazed window to front and rear, double glazed door to side elevation.

### First Floor Landing

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

### Bedroom One

11'64 x 10'56 (3.35m x 3.05m)

Double glazed window to front elevation, radiator.

### Bedroom Two

10'26 x 8'93 (3.05m x 2.44m)

Double glazed window to rear elevation, radiator.









### Bedroom Three

7'95 x 5'86 (2.13m x 1.52m)

Double glazed window to front elevation, radiator, airing cupboard with combi boiler.

### Bathroom

7'79 x 7'12 (2.13m x 2.13m)

Fitted to comprise a four piece suite consisting of a

### Outside

Front: A large block paved driveway provides off road parking and leads to a carport and a large low maintenance gravelled garden that is enclosed by privet hedges to all sides.

Carport: With external power points and outside tap.









Rear: A west facing low maintenance patio features a timber shed in the corner and is enclosed by timber fencing to all sides.









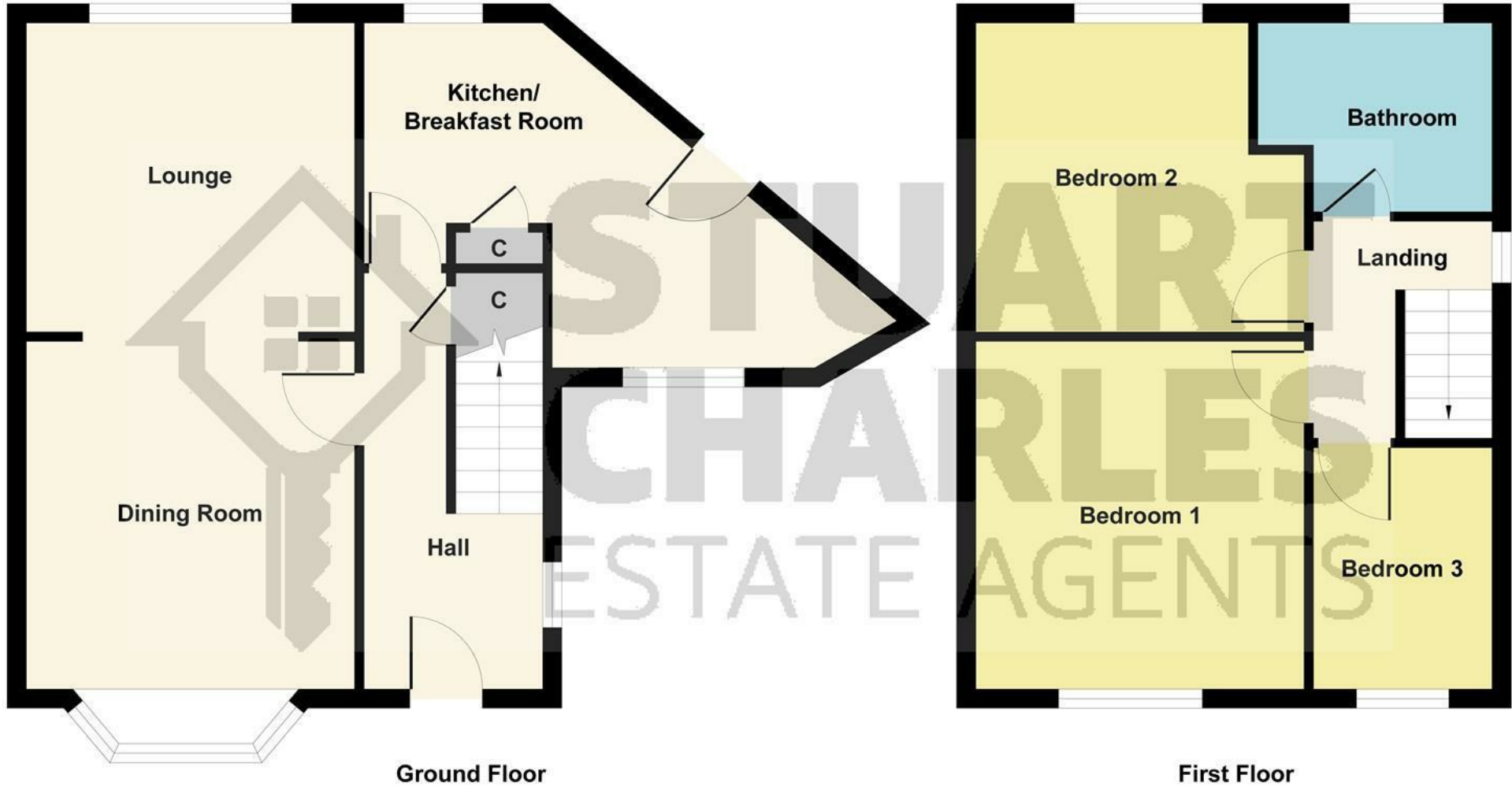


Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <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	