



21 Woodlands Avenue, Corby, NN17 1JH





## Offers in excess of £245,000

Stuart Charles are delighted to offer FOR SALE this EXTENDED three bedroom semi detached family home located in the desirable Lloyds area of Corby. Situated in this sought after cul-de-sac and positioned within walking distance to multiple shopping area's, primary and secondary schools as well as open green spaces homes an early viewing is recommended to avoid missing out on this stunning home. The accommodation comprises to the ground floor of an entrance hall, lounge, dining room, kitchen/breakfast room, utility room and a guest W.C. To the first floor are three good sized bedrooms and a three piece family bathroom. Outside to the front is a low maintenance gravel garden and driveway which provides off road parking and leads to a garage. To the rear is a detached garage and a large patio area which leads onto a laid lawn and a purpose build summer house. Call now to view!!.

- EXTENDED GROUND FLOOR
- OPEN PLAN KITCHEN/BREAKFAST ROOM
- UTILITY AND GUEST W.C
- MODERN BATHROOM
- WALKING DISTANCE TO SHOPS
- BAY FRONTED LOUNGE
- SEPERATE DINING ROM
- THREE GOOD SIZED BEDROOMS
- WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOLS
- WALKING DISTANCE TO TRAIN STATION AND WEST GLEBE PARK

### Entrance Hall

Entered via a double glazed front door, radiator, stairs to first floor landing, doors to;

### Lounge

12'0 (max) x 10'11" (3.66m (max) x 3.33m )

Fireplace, electric fire, telephone and tv point, double glazed bay window to front elevation, radiator, door to:

### Dining Room

11'3 x 9'9 (3.43m x 2.97m)

Wall lights, radiator, door to utility, archway to:

### Utility Room

7'10 x 4'9 (2.39m x 1.45m)

Fitted with a single sink and drainer, space for automatic washing machine, space for tumble dryer, wall mounted boiler, double glazed window to side elevation, opening to:













### Guest W.C

Fitted with a low level pedestal, under stairs storage.

### Kitchen/Breakfast Room

24'2 x 14'8 (7.37m x 4.47m)

Fitted to comprise a range of base and eye level units with a one and a half bowl sink and drainer, five ring electric hob with extractor fan, double electric oven, integrated dishwasher, integrated fridge and freezer, breakfast bar, ceiling spotlights, double glazed window to rear elevation, radiator, double glazed French doors to rear elevation.

### First Floor Landing

Stairs rising from ground floor, loft access, doors to:









### Bedroom One

11'11 x 8'11 (3.63m x 2.72m)

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

### Bedroom Two

10'9 x 8'11 (3.28m x 2.72m)

Double glazed window to rear elevation, radiator.

### Bedroom Three

8'2 x 5'11 (2.49m x 1.80m)

Double glazed window to front elevation, radiator.









## **Bathroom**

6'5 x 6'1 (1.96m x 1.85m)

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

## **Outside**

Front: A low maintenance gravel area leads to a driveway that provides off road parking and access to the garage.

Garage: With power and lighting connected, double glazed window to rear elevation.









Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



Rear: A large patio area leads onto a laid lawn and to a detached summer house, the garden is enclosed by timber fencing to all sides.

