



78 Thurso Walk, Corby, NN17 2HE



## Offers in excess of £240,000

Stuart Charles are delighted to offer for sale this FOUR DOUBLE bedroom family home located in the Shire area of Corby. Situated a short walk away from several schools, shopping area's and parks an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, guest W.C, lounge, kitchen, utility room and dining room. To the first floor are four double bedrooms and a three piece family bathroom. Outside to the front is a low maintenance laid lawn area. To the rear a patio area leads to a large laid lawn area and is enclosed by timber fencing to all sides with gated access to a shared carpark/garages a short walk away. Call now to view!!.

- LARGE LOUNGE
- SEPERATE DINING ROOM
- MODERN THREE PIECE FAMILY BATHROOM
- GUEST W.C
- CLOSE TO PRIMARY AND SECONDARY SCHOOLS
- KITCHEN WITH UTILITY ROOM
- FOUR DOUBLE BEDROOMS
- LOW MAINTENANCE FRONT AND REAR GARDENS
- WALKING DISTANCE TO COMMUNAL CAR PARK AND GARAGES
- WALKING DISTANCE TO SHOPS

### Entrance Hall

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

### Guest W.C

Fitted to comprise a two piece suite consisting of a low level pedestal, low level wash hand basin, tiled wall, double glazed window to front elevation.

### Lounge

13'8 x 11'1 (4.17m x 3.38m)  
Double glazed window to front elevation, radiator, telephone point, tv point, door to:

### Dining Room

13'4 x 9'2 (4.06m x 2.79m)  
Double glazed French doors to rear elevation, radiator, door to:







## Kitchen

11'6 x 9'2 (3.51m x 2.79m)

Fitted to comprise a range of base and eye level units with a single sink and drainer, space for free standing electric cooker, plumbing for automatic washing machine, space for free standing fridge/freezer, space for dishwasher, radiator, double glazed window to rear elevation, double glazed door to rear elevation.

## Utility Room

10'2 x 6'4 (3.10m x 1.93m)

Space for tumble dryer, space for chest freezer, under stairs storage, door to hallway.





### First Floor Landing

Loft access, airing cupboard with combi boiler, doors to:

### Bedroom One

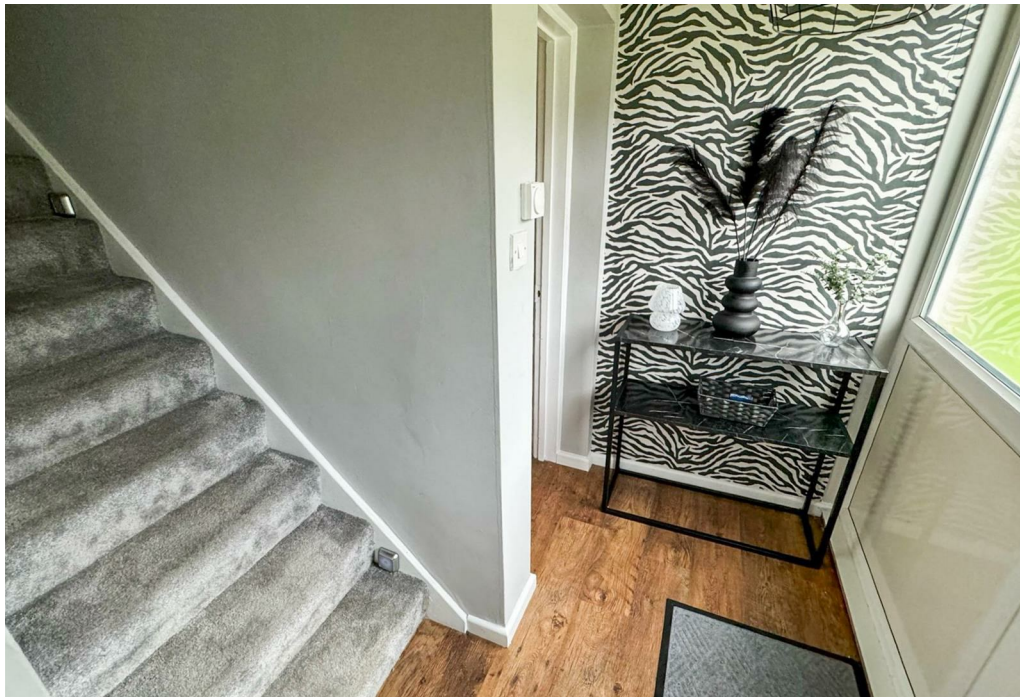
14'4 x 9'0 (4.37m x 2.74m)

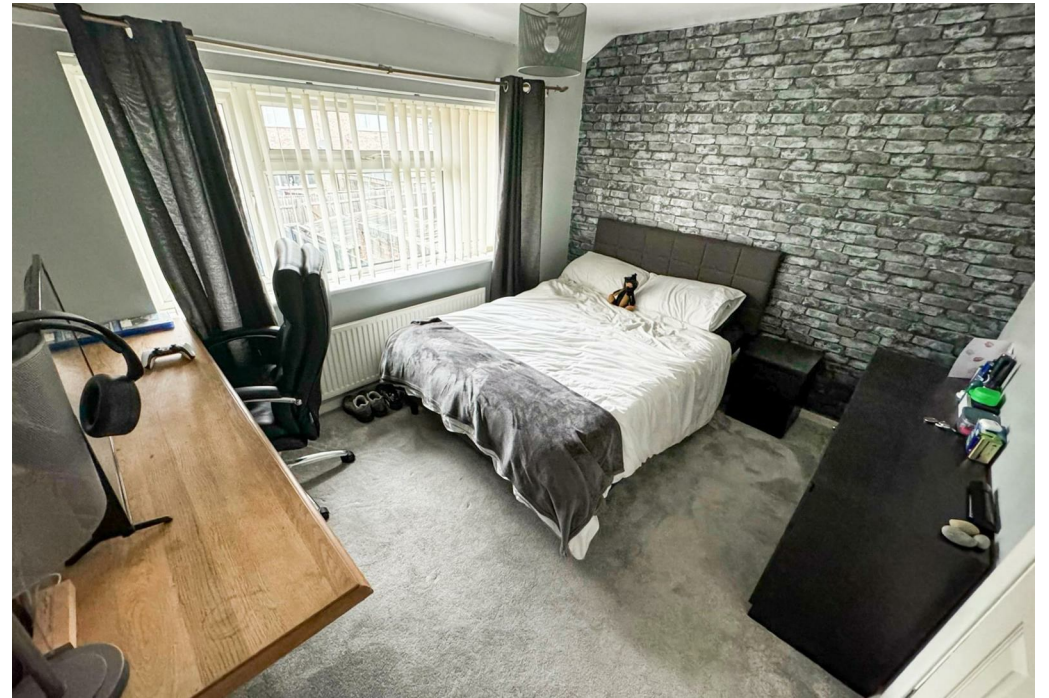
Double glazed window to front elevation, radiator, built in wardrobe.

### Bedroom Two

11'4 x 9'2 (3.45m x 2.79m)

Double glazed window to rear elevation, radiator, built in wardrobe.







### Bedroom Three

11'4 x 7'0 (3.45m x 2.13m)

Double glazed window to front elevation, radiator, built in wardrobe.

### Bedroom Four

9'4 x 7 (2.84m x 2.13m)

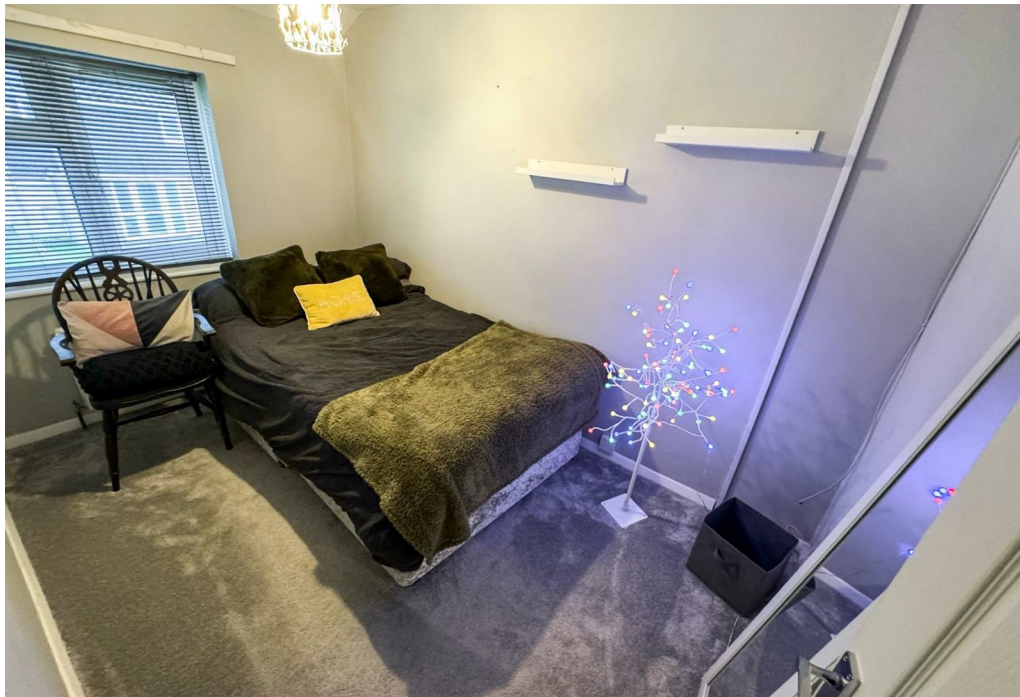
Double glazed window to rear elevation, radiator.

### Bathroom

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

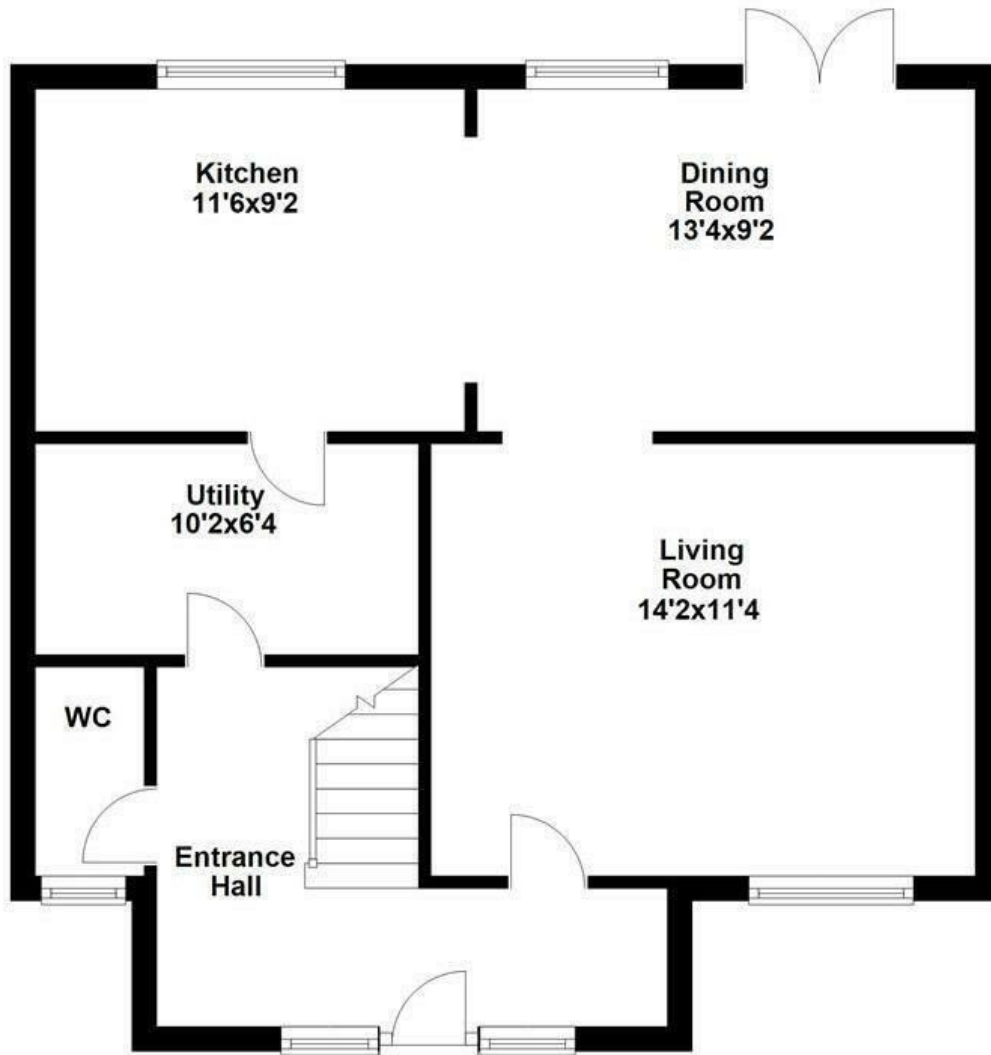
Fitted to comprise a three piece suite consisting of a panel bath with mains feed waterfall shower over, low level pedestal, low level wash hand basin, radiator, double glazed window to front elevation.

### Outside

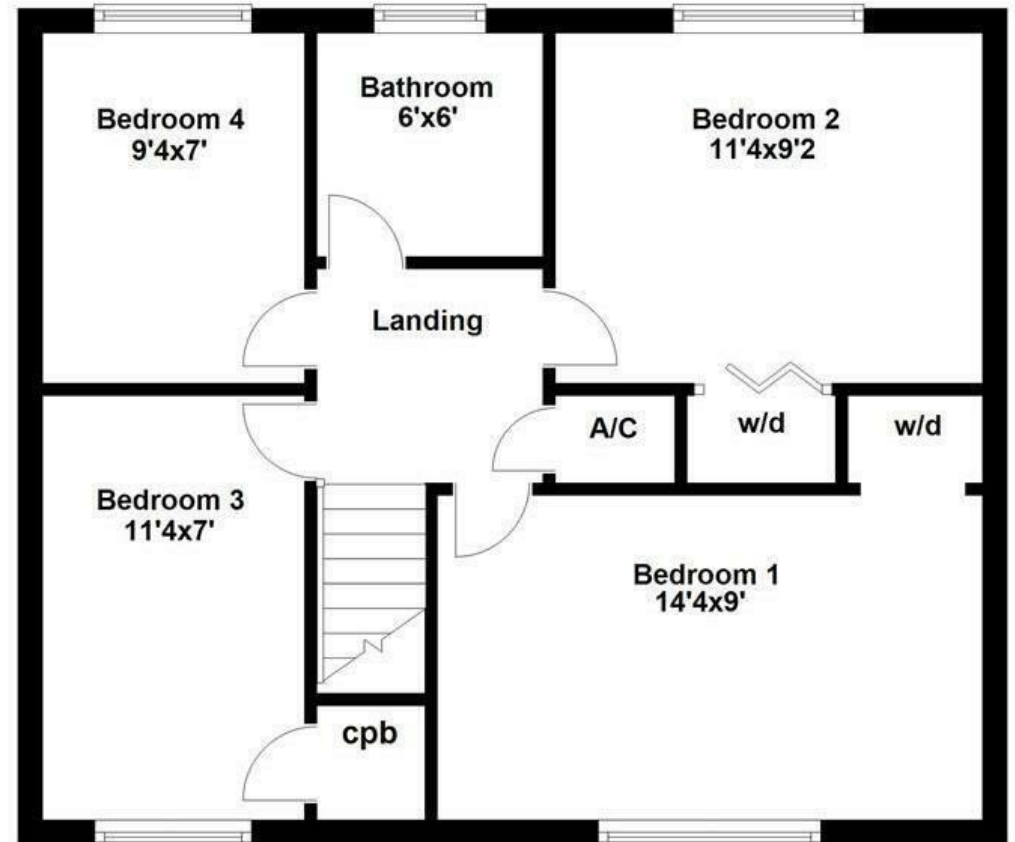




## Ground Floor



## First Floor



Floor plan not to scale - for guidance purposes only.



Front: A large open laid lawn can be enclosed by timber fencing but offers a peaceful and private paly area.

Rear: A patio area leads onto a large laid lawn and is enclosed by timber fencing to all sides with gated rear access to communal carpark and garages.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>		73	
(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	