



3 Rodney Drive, Corby, NN17 2RL



**STUART
CHARLES**
ESTATE AGENTS

£235,000

**** ARE YOU READY FOR SOME PEACE AND QUIET ***** Stuart Charles are delighted to offer FOR SALE this three bedroom semi detached family home located in the quiet Admiral's area of Corby. Situated a short walk from a range amenities to include primary and secondary schools, several shopping areas and open green spaces an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, lounge, kitchen and a dining room. To the first floor are three good sized bedrooms, a two piece modern bathroom and a separate W.C. Outside to the front is a large blocked paved area which provides off road parking for multiple vehicles and leads to a low maintenance laid lawn and slate garden which is enclosed by timber fencing to all sides. To the rear a large patio area leads onto a laid lawn and low maintenance gravel area with a second large patio area located at the rear of the garden, the whole garden is enclosed by timber fencing to all sides with gated access to the front elevation. Call now to view!!.

- LAREG LOUNGE
- THREE GOOD SIZED BEDROOMS
- SEPERATE W.C
- LARGE REAR GARDEN
- CLOSE TO SHOPS
- MODERN KITCHEN WITH DINING ROOM
- TWO PIECE BATHROOM
- BLOCK PAVED DRIVEWAY PROVIDES OFF ROAD PARKING FOR MULTIPLE VEHICLES
- WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOLS
- WALKING DISTANCE TO OPEN GREEN SPACES AND MAIN BUS LINKS

Entrance Hall

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

Lounge

20' x 9'8 (6.10m x 2.95m)

Double glazed window to front elevation, two radiators, tv point, telephone point, space for gas fire currently capped off, double glazed patio doors to rear elevation.

Dining Room

10'9" x 7'6" (3.3 x 2.3)

Double glazed window to front elevation, radiator, archway to:

Kitchen

11'1" x 8'2" (3.4 x 2.5)

Fitted to comprise a range of base and eye level units with a single steel sink and drainer, gas hob, electric oven, space for free standing fridge/freezer, space for automatic washing machine,







radiator, double glazed window and door to rear elevation.

First Floor Landing

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

Bedroom One

12'9" x 11'5" (3.9 x 3.5)

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

Bedroom Two

12'5" x 8'2" (3.8 x 2.5)

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





Bedroom Three

8'2" x 8'2" (2.5 x 2.5)

Double glazed window to rear elevation, radiator.

W.C

Fitted to comprise a low level pedestal, low level wash hand basin, double glazed window to rear elevation.

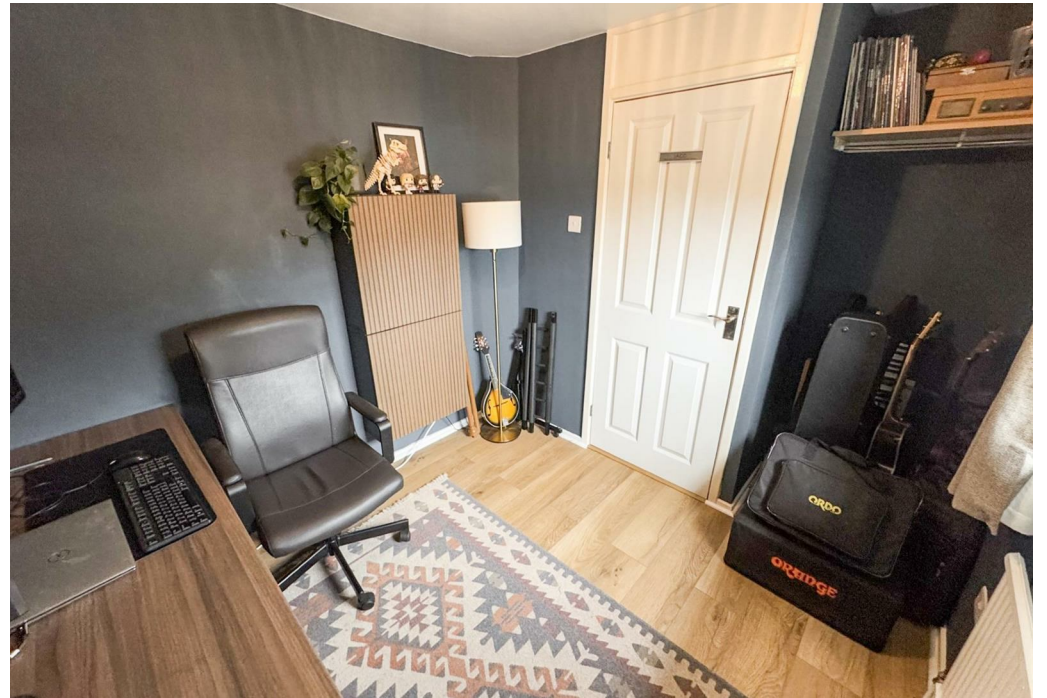
Bathroom

6'9 x 4'6 (2.06m x 1.37m)

Fitted to comprise a three piece suite consisting of a P shaped bath with mains feed shower over, low level wash hand basin, radiator, double glazed window to rear elevation

Outside



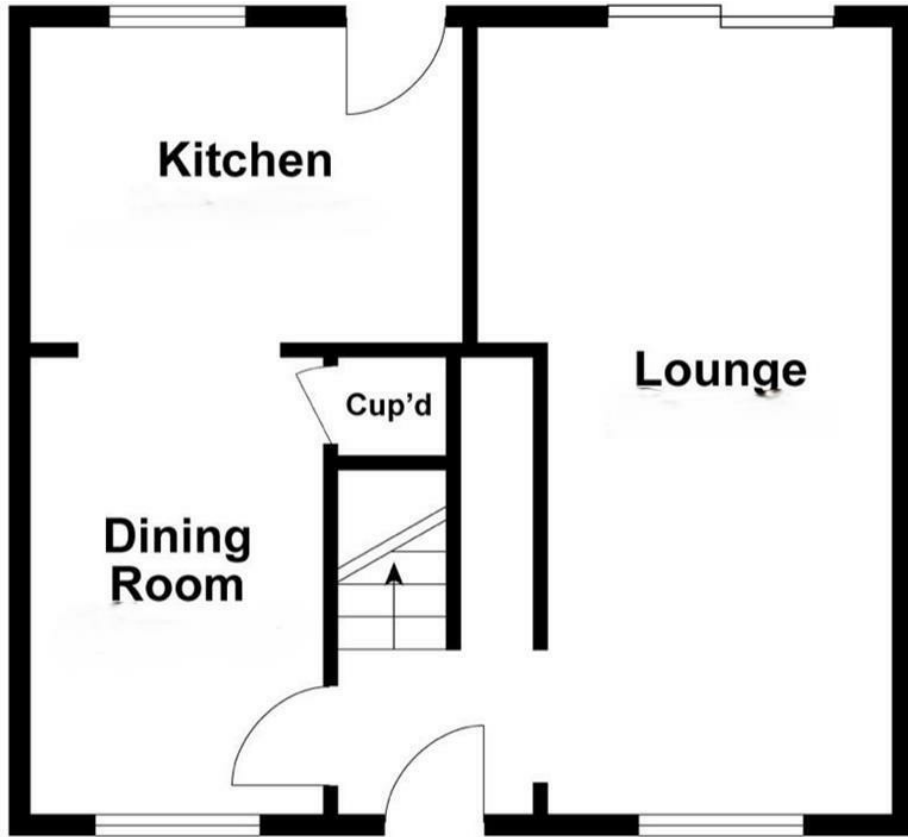


Front: A large block paved driveway is enclosed by privet hedges to all sides and leads a fenced off garden area which is laid to lawn and slate. Gated access leads to the rear elevation.

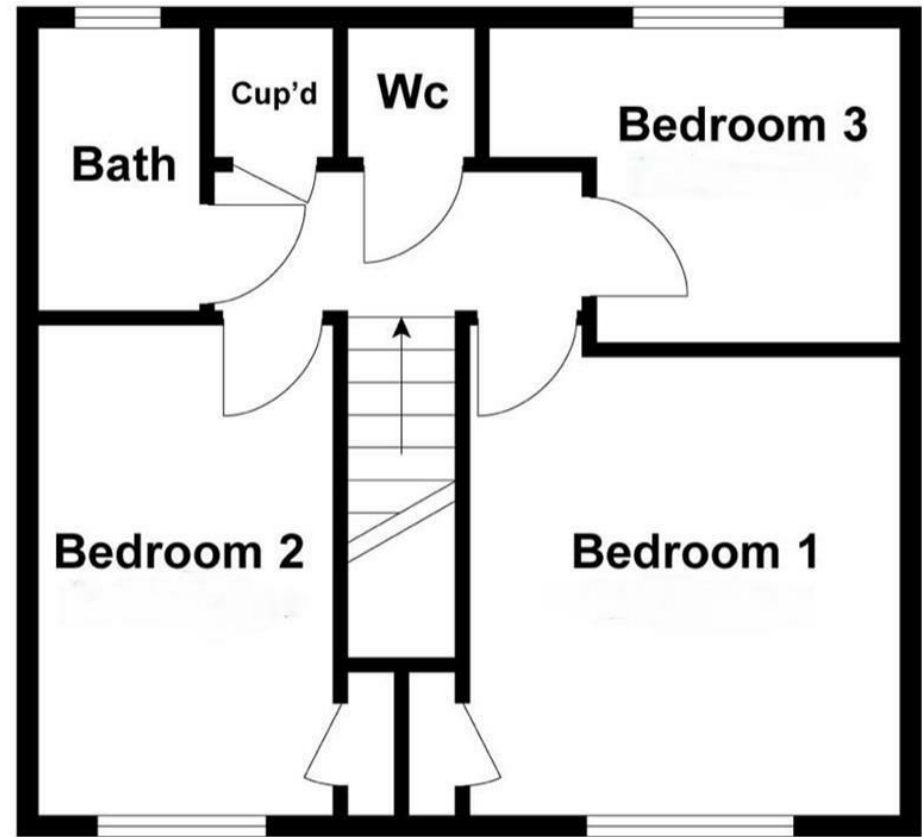
Rear: A large patio area leads onto a laid lawn and to a low maintenance gravel area which leads to a further patio area to the rear of the garden. The entire garden is enclosed by timber fencing to all sides.







Ground Floor



Second Floor

For identification only not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	