



55 Woodnewton Way, Corby, NN17 2NS



Offers in excess of £225,000

Stuart Charles are delighted to offer for Sale this three bedroom home, located in the desirable area of Lodge park area of Corby. With stunning views of Thoroughsale woods and walking distance to a host of amenities, an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor an extend porch, living room, kitchen/diner with views into the garden. To the first floor are three good sized rooms and a three piece bathroom. The front is enclosed by a metal fence surround, with large car port with access to the garage, while to the rear there is a patio area that leads to a laid lawn, all enclosed by timber fence surround. There is also a garage with power and lights. Call now to book a viewing!!

- OVER LOOKING THOROUGHSALE WOODS
- LARGE REFITTED KITCHEN DINER
- READY TO MOVE INTO
- GARAGE AND CARPORT
- WALKING DISTANCE TO LOCAL SCHOOLS
- NEW BATHROOM
- CLOSE TO TOWN CENTRE
- THREE GOOD SIZE BEDROOMS

Entrance Porch

Entered via a double glazed door to the side elevation, storage cupboard, double glazed window to the front elevation, door to:

Lounge

17'9 x 10'7 (5.41m x 3.23m)

Double glazed window to front elevation, radiator, tv and telephone point, under stairs storage.

Kitchen

20'10 x 8'10 (6.35m x 2.69m)

Fitted with a range of base, wall and tower units, which features a one and a half bowl sink with drainer, double built-in oven, double built in combi microwave ovens, built-in dishwasher, built in washing machine, built in tumble dryer, built in double freezer. The island is designed with extra storage and an a breakfast area. There







is also an induction hob with an integrated extractor. The room is fully lit with ceiling spotlights, and there are double glazed windows to the rear elevation with blinds, and double patio doors to the rear elevation.

Landing

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

Bedroom One

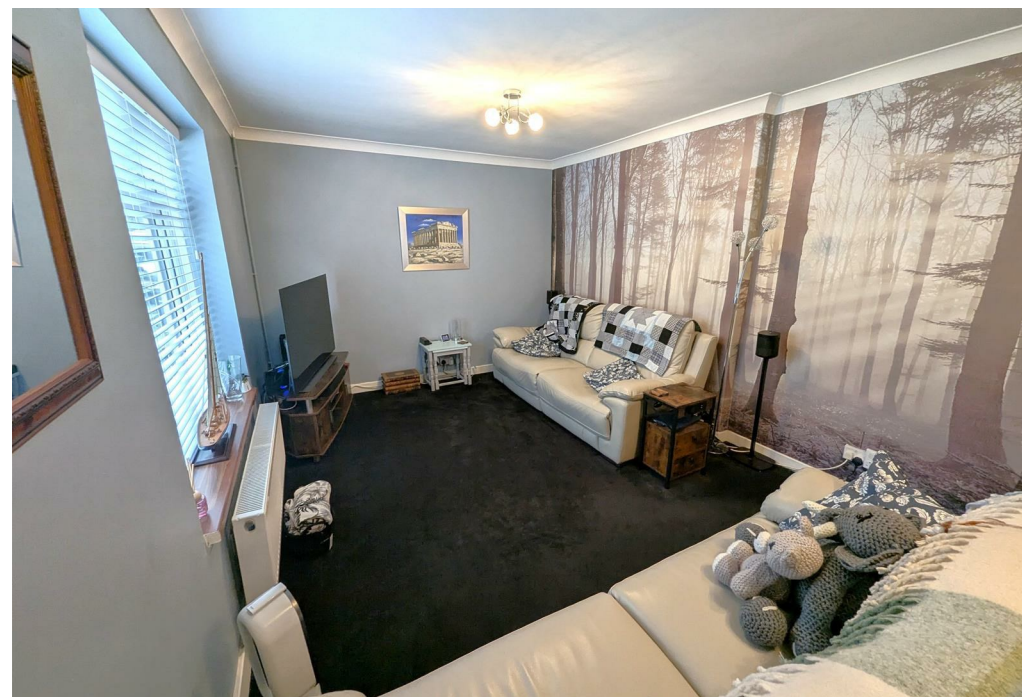
14'3 x 8'9 (4.34m x 2.67m)

Double glazed window to rear elevation, radiator.

Bedroom Two

11'1 x 10'2 (3.38m x 3.10m)

Double glazed window to front elevation, radiator.





Bedroom Three

9'7 x 7'2 (2.92m x 2.18m)

Double glazed window to front elevation, radiator.

Shower Room

Fitted to comprise a three piece suite consisting of a mains feed walk-in shower, pedestal, wash hand basin, towel radiator, and double glazed window the rear elevation.





Outside

The front is enclosed by a metal fence surround, with large car port with access to the garage,

To the rear there is a patio area that leads to a laid lawn, all enclosed by timber fence surround.

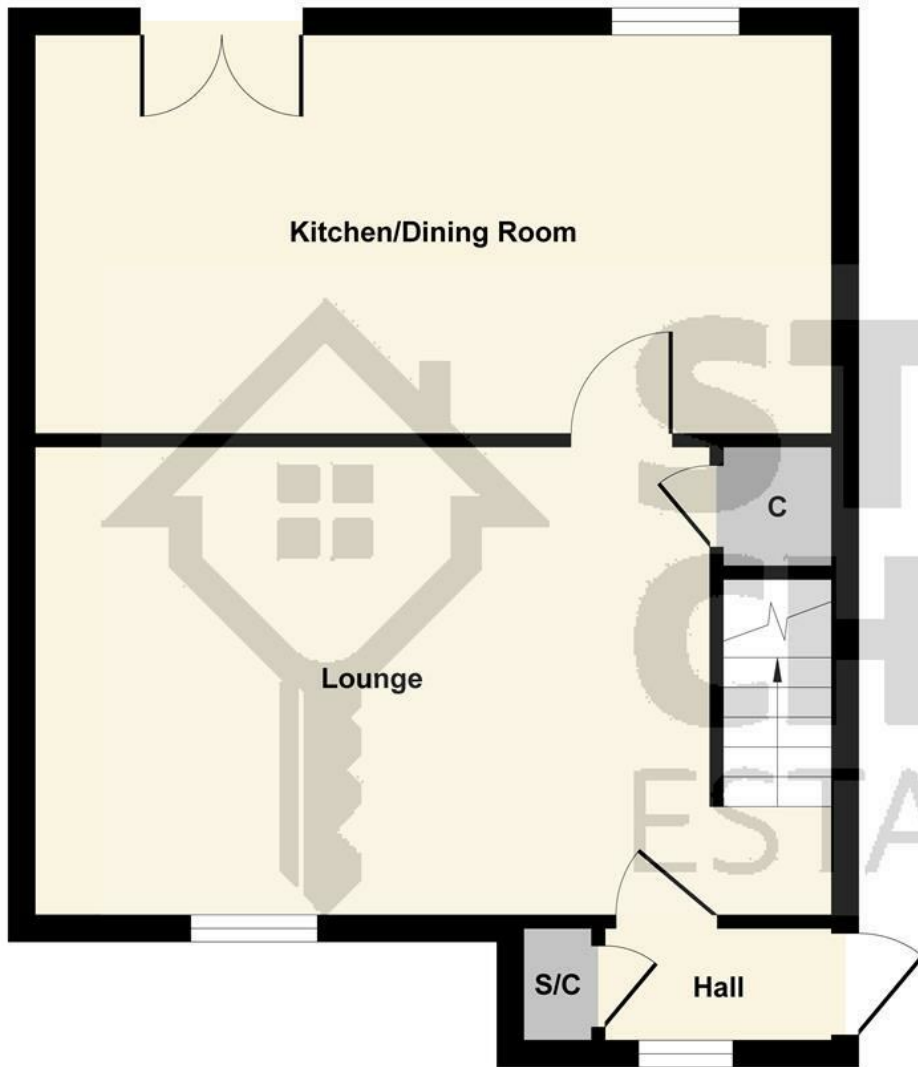
There is also a garage with power and lights.

Garage

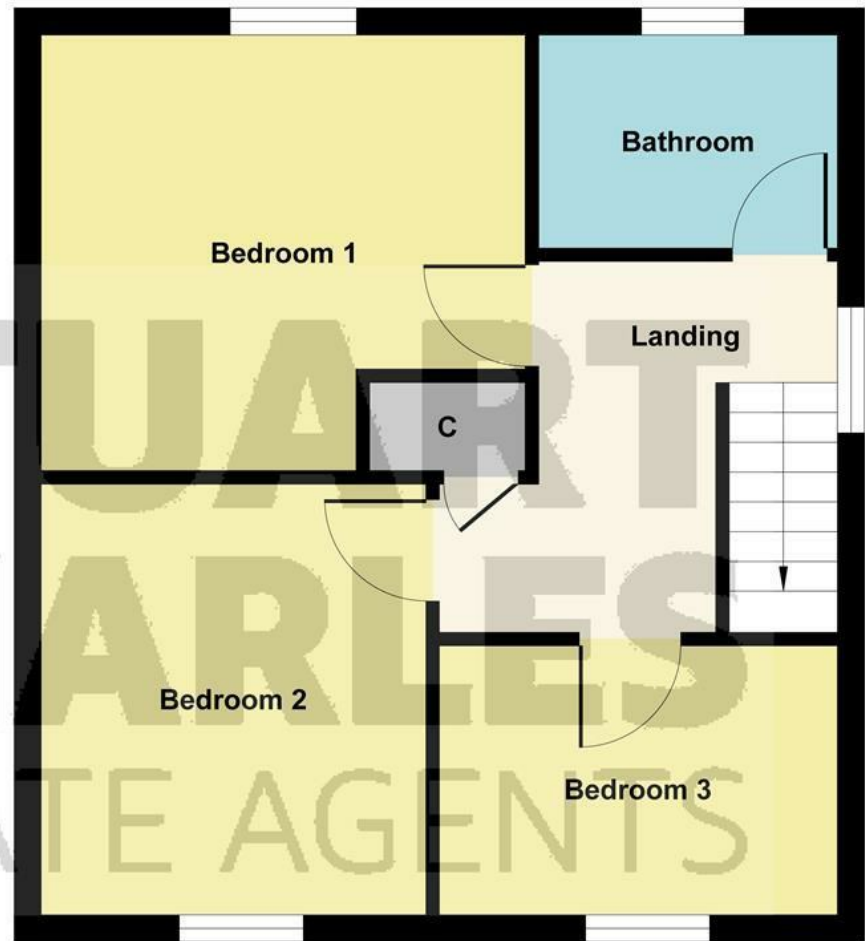
Up and over doors, power and lights.







Ground Floor



First Floor

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) A			
(81-91) B			79
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	