



44 Llewellyn Walk, Corby, NN18 0RX



**£175,000**

Stuart Charles are delighted to offer for sale with NO CHAIN this three bedroom home located a short walk from Corby town centre. Positioned within walking distance of several schools and local shops an early viewing is recommended to avoid missing out on this home. The accommodation to the ground floor comprises of an entrance hall, lounge, dining room, utility room and kitchen. To the first floor are three good sized bedrooms and a three piece bathroom suite. Outside to the front is a low maintenance lawned garden which is enclosed by timber fencing, while to the rear a large patio area leads up onto a large lawn that is enclosed by timber fencing to all sides. Call now to book a viewing!!

- CLOSE TO THE TOWN CENTRE
- PRIVATE GARDEN
- TWO RECEPTION ROOMS
- GOOD TRANSPORT LINKS
- THREE GOOD SIZE BEDROOMS
- UTILITY ROOM
- WALKING DISTANCE TO SHOPS

#### **Entrance Hall**

Entered via a double glazed door, door to:

#### **Lounge**

13'11 x 12'9 (4.24m x 3.89m)

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

#### **Dining Room**

10'8 x 8' (3.25m x 2.44m)

Double glazed window to rear elevation, radiator.

#### **Kitchen**

9'11 x 8'1 (3.02m x 2.46m)

Fitted to comprise a range of base and eye level units with a one and a half bowl sink, space for free standing gas cooker, recycler hood, double glazed tilt and turn patio door, double glazed window to rear, space for free standing fridge/freezer.







### Utility Room

8'6 x 6'2 (2.59m x 1.88m)

Under stairs storage, space for white goods, base and eye level units.

### Landing

Loft access, airing cupboard, doors to:

### Bedroom One

11'8 x 11'1 (3.56m x 3.38m)

Double glazed window to rear elevation, radiator.

### Bedroom Two

11'6 x 11'4 (3.51m x 3.45m)

Double glazed window to front elevation, radiator.





### Bedroom Three

8'9 x 8'6 (2.67m x 2.59m)

Double glazed window to rear elevation, radiator.

### Bathroom

5'11 x 4'9 (1.80m x 1.45m)

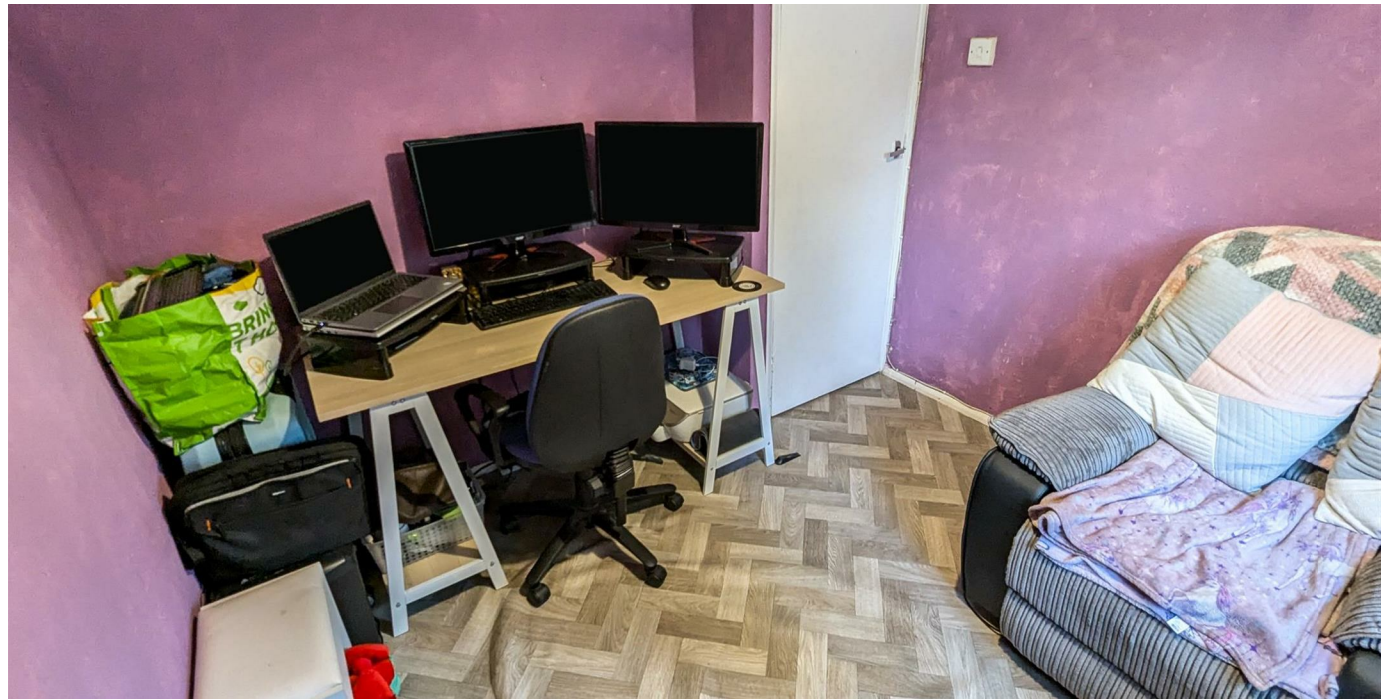
Featuring a two piece suite with a low level bath and shower over, a low level wash hand basin, radiator, double glazed window to rear elevation.

### WC

3'8 x 3'11 (1.12m x 1.19m)

Featuring a low level pedestal and double glazed window to rear elevation.

### Outside





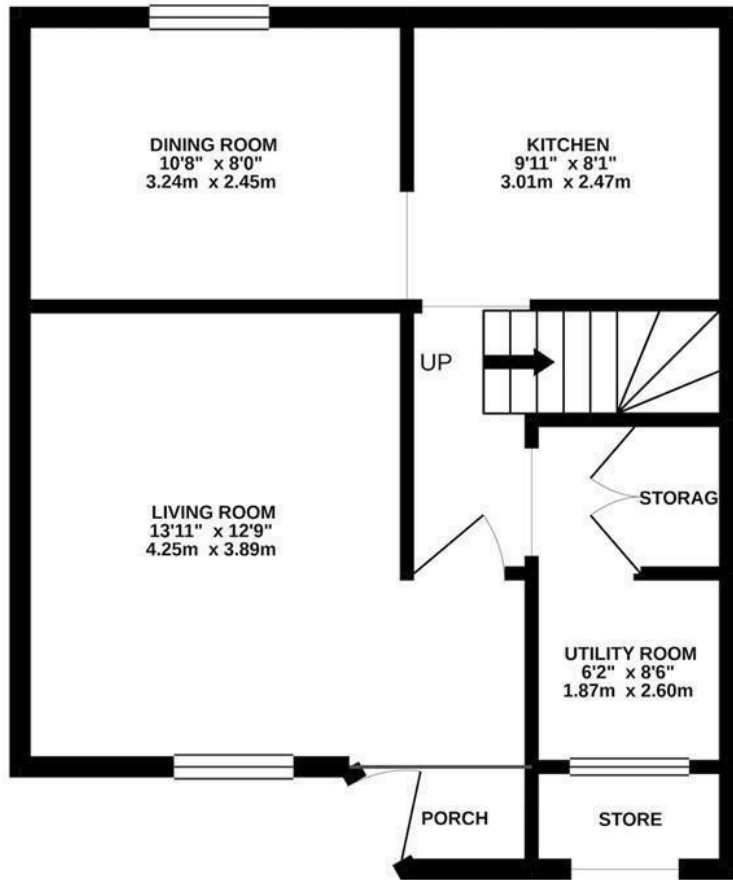


To the front is a low maintenance lawned garden which is enclosed by timber fencing.

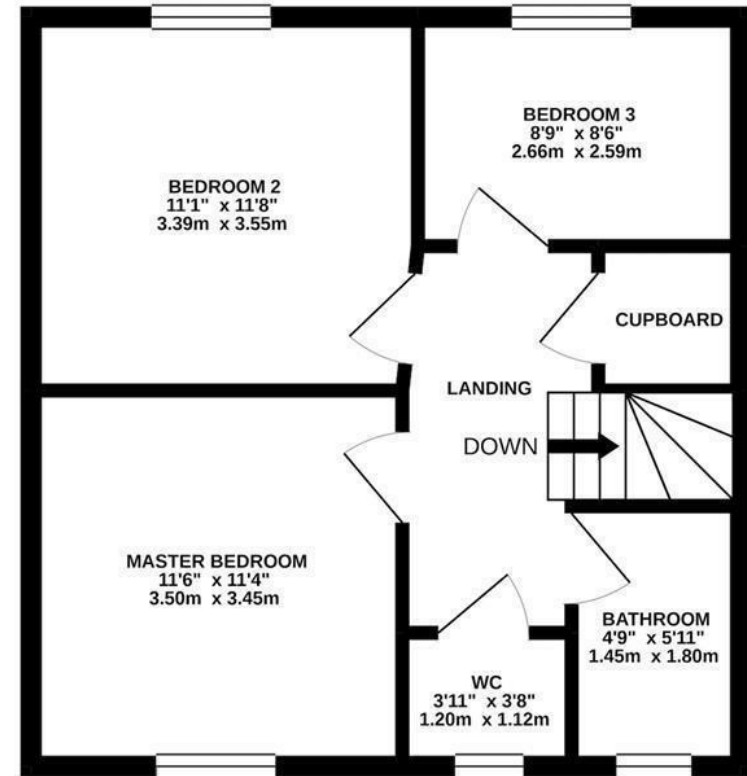
To the rear a large patio area leads up onto a large lawn that is enclosed by timber fencing to all sides.



**GROUND FLOOR**  
430 sq.ft. (40.0 sq.m.) approx.



**1ST FLOOR**  
403 sq.ft. (37.4 sq.m.) approx.



**TOTAL FLOOR AREA : 833 sq.ft. (77.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

