



12 Spinney Grove, Corby, NN17 1HT



£169,950

Stuart Charles are delighted to offer FOR SALE this TWO bedroom terraced home located in this quiet cul de sac located in the Lloyds area. Situated a short walk away from multiple schools, several shopping parades and West glebe park 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, ground floor bathroom and conservatory. To the first floor are two bedrooms and a separate W.C room which has potential to create an upstairs bathroom. Outside to the front is a driveway provides off road parking and leads to a low maintenance lawn. To the rear a patio area area leads to two timber built sheds and is enclosed by timber fencing to all sides. Call now to view!!

- NO CHAIN
- GROUND FLOOR BATHROOM
- TWO BEDROOMS
- OFF ROAD PARKING
- WALKING DISTANCE TO OURS LADYS AN STUDFALLS SCHOOLS
- GOOD SIZED LOUNGE
- CONSERVATORY
- FIRST FLOOR W.C WITH POTENTIAL TO CONVERT TO A THREE PIECE FAMILY BATHROOM
- LOW MAINTENANCE REAR GARDEN
- CLOSE TO OCCUPATION AND STUDDALL SHOPS

Entrance Hall

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

Lounge

12'0 x 11'4 (3.66m x 3.45m)

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

Kitchen

9'8 x 9'6 (2.95m x 2.90m)

Fitted to comprise a range of base and eye level units with a

Bathroom

6'10 x 5'8 (2.08m x 1.73m)

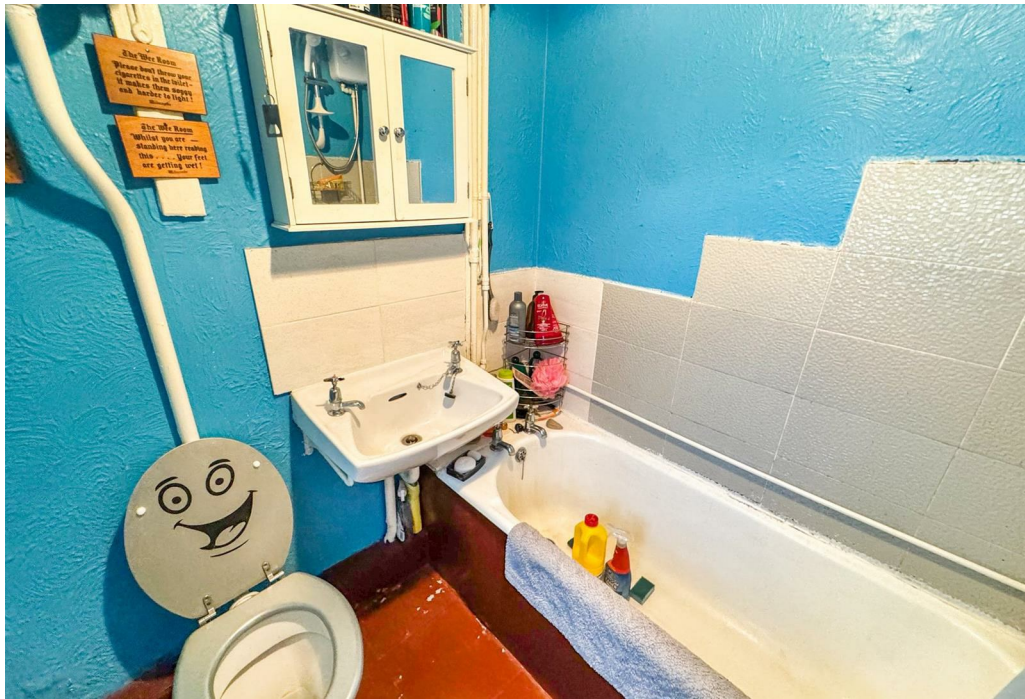
Conservatory

9'10" x 6'6" (3.0 x 2.0)

First Floor Landing

Loft access, doors to:







Bedroom One

12'6 x 7'4 (3.81m x 2.24m)

Double glazed window to front elevation, radiator.

Bedroom Two

8'5 x 6'10 (2.57m x 2.08m)

Double glazed window to rear elevation, radiator.

W.C

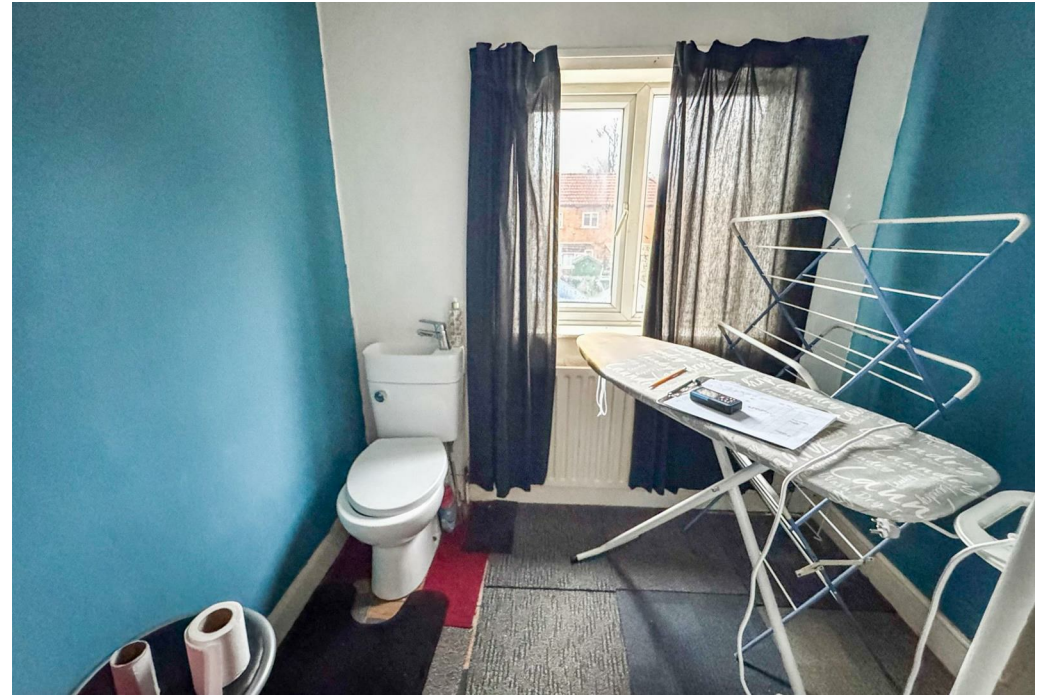
8'4 x 8'2 (2.54m x 2.49m)

Fitted with a low level pedestal, double glazed window to rear elevation, radiator. Please note this room as the potential to create a three piece family bathroom.

Outside

Front: A driveway provides off road parking and leads





to a laid lawn and is enclosed by timber fencing and low level wall.

Rear: A low maintenance patio area is enclosed by timber fencing to all sides, gated shared access to the front to one side.





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			
(69-80) C			
(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	