



7 Canford Green, Corby, NN18 0DQ



**£215,000**

Stuart Charles are delighted to offer for sale with NO CHAIN this extended three bedroom family home located in the desirable Beanfield area of Corby. Situated in a quiet street and with potential to create off road parking at the rear an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an extended entrance hall, guest W.C, lounge/diner, conservatory and a modern kitchen. To the first floor are three good sized bedrooms and a three piece shower room. Outside to the front is a low maintenance laid lawn with gated access to the side. To the rear a patio area leads onto a large laid lawn and is enclosed by timber fencing, gated access is provided to the rear with potential to create off road parking in the garden subject to consent. Call now to view!!.

- NO CHAIN
- GUEST W.C
- CONSERVATORY
- THREE PIECE SHOWER ROOM
- POTENTIAL TO CREATE OFF ROAD PARKING
- IN NEED OF REDECORATION
- LOUNGE/DINER
- MODERN KITCHEN
- LARGE REAR GARDEN
- WALKING DISTANCE TO PRIMARY SCHOOLS AND MULTIPLE SHOPS

### Entrance Hall

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

### W.C

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

### Lounge/Diner

19'8 x 11'4 (5.99m x 3.45m)

Double glazed window to front elevation, radiator, tv point, telephone point, gas fire, double glazed patio door to conservatory.

### Conservatory

16'0 x 9'2 (4.88m x 2.79m)

Double glazed window to all sides, double glazed door to side elevation.







## Kitchen

19'8 x 9'8 (5.99m x 2.95m)

Fitted to comprise a range of base and eye level units with a one and a half bowl sink and drainer, gas hob with extractor, electric oven, pantry cupboard, space for free standing fridge/freezer, space for automatic washing machine, radiator, under stairs cupboard, double glazed window to rear elevation, wall mounted boiler, double glazed door to side elevation.

## First Floor Landing

Stairs rising from ground floor, storage cupboard, doors to:





### **Bedroom One**

11'6 x 10'10 (3.51m x 3.30m )

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

### **Bedroom Two**

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

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

### **Bedroom Three**

10'10 x 6'5 (3.30m x 1.96m)

Double glazed window to rear elevation, radiator.

### **Shower Room**

7'10 x 5'6 (2.39m x 1.68m)







Fitted to comprise a three piece suite consisting of a walk in shower with electric shower over, low level pedestal, low level wash hand basin, radiator, double glazed window to rear elevation.







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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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	