



8 Ashby Street, Corby, NN17 5FA



£305,000

Stuart Charles are delighted to offer for sale this three/four bedroom semi detached family home located in the ever popular Priors Hall area of Corby. The accommodation on offer comprises to the ground floor of an entrance hall, bedroom four/study, guest WC and a large open plan kitchen/diner which has views over the garden to the rear. To the first floor is a large lounge and bedroom two. The second floor comprises of the master bedroom with a three piece shower en-suite, a three piece family bathroom and bedroom three. Outside to the front off road parking for multiple vehicles leads to a garage with side gated access to the garden. To the rear a patio area leads onto a laid lawn and to a sunken trampoline. Call now to view.

- OPEN PLAN KITCHEN/DINER
- GUEST W.C
- EN-SUITE TO MASTER BEDROOM
- OFF ROAD PARKING AND GARAGE
- WALKING DISTANCE TO SHOPS
- BEDROOM FOUR/STUDY LOCATED ON GROUND FLOOR
- LOUNGE LOCATED ON FIRST FLOOR
- SOUTH FACING GARDEN
- WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOLS
- CLOSE TO OPEN SPACES AND COUNTRY WALKS

Entrance Hall

Entered via double glazed door, radiator, stairs rising to first floor landing, under stairs storage area, doors to:

Guest W.C

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

Bedroom Four/ Office

8'10 x 8'05 (2.69m x 2.57m)
Double glazed window to front and side elevation, radiator.

Kitchen/Diner

15'02 x 12'0 (4.62m x 3.66m)
Fitted to comprise a range of base and eye level units with a one and half bowl sink and drainer, gas hob with extractor, double electric oven, integrated fridge/freezer, integrated







dishwasher, space for automatic washing machine, radiator, double glazed window to rear elevation, double glazed French doors to rear elevation.

First Floor Landing

Stairs rising from ground floor, double glazed window to front elevation, door to:

Bedroom Two

12'08 x 8'07 (3.86m x 2.62m)

Double glazed window to front elevation, radiator.

Lounge

15'02 x 12'03 (4.62m x 3.73m)

Two double glazed windows to rear elevation, radiator, multi media tv and telephone point.





Second Floor Landing

Loft access, stairs rising for first floor landing, doors to:

Bedroom One

15'02 x 12'02 (4.62m x 3.71m)

Two double glazed doors windows to rear, radiator, tv point, built in wardrobes, door to:

En-Suite

6'0 x 5'7 (1.83m x 1.70m)

Fitted to comprise a three piece suite consisting of a mains feed shower cubicle, low level wash hand basin, low level pedestal, radiator, double glazed window to rear elevation, extractor.





Bedroom Three

15'02 x 6'08 (4.62m x 2.03m)

Two double glazed windows to front elevation, radiator.

Bathroom

8'6 x 5'11 (2.59m x 1.80m)

Fitted to comprise a three piece suite consisting of a panel bath with mains feed shower over, low level wash hand basin, low level pedestal, extractor fan.

Outside

Front: A low maintenance frontage leads to a driveway that provides off road parking for multiple vehicles and leads to a garage.





Coles Road



Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Garage: With up and over door, pedestrian door to garden, loft storage, power and light connected.

Rear: A patio area leads onto a low maintenance lawn and to a sunken trampoline, the entire garden is enclosed by timber fencing to all sides with gated access to the driveway.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(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	