



17 Sedbergh Road, Corby, NN18 0NT



**£195,000**

Stuart Charles are delighted to offer FOR SALE this three bedroom family home located in the Beanfield area of Corby. Situated a short walk from a range of amenities to include several schools and shops an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, guest W.C, living room and refitted kitchen. To the first floor are three DOUBLE bedrooms and a three piece family bathroom. Outside to the front is laid lawn with paths to the front door. To the rear is a landscaped garden with a mixture of patio and artificial lawn, all enclosed by timber fence surround. Call now to view!!

- TWO RECEPTION ROOMS
- LANDSCAPED GARDEN
- POTENTIAL TO ADD PARKING STPP
- NO CHAIN
- REFITTED KITCHEN
- DOWNSTAIRS GUEST WC
- THREE DOUBLE BEDROOMS
- COUNCIL TAX BAND A

### Entrance Hall

Radiator, stairs to first floor landing with understairs cupboard, laminate flooring, doors to.

### Lounge

12'0" x 10'2" (3.66m x 3.12m)

Window to front aspect, radiator.

### Kitchen

11'1" x 9'1" (3.4m x 2.79m)

Comprising single drainer stainless

steel sink unit with cupboards under, range of base and eye level units providing work surfaces, electric hob and integrated cooker, plumbing for washing machine, space for fridge freezer, window to front aspect, door to side aspect, wall mounted gas fired boiler serving central heating and domestic hot water.

### Dining Room

12'0" x 11'1" (3.68m x 3.4m)

Patio door to rear garden, radiator.







### Guest WC

Comprising low flush W.C., obscure glazed window to front aspect.

### Landing

Access to loft space, door to.

### Bedroom One

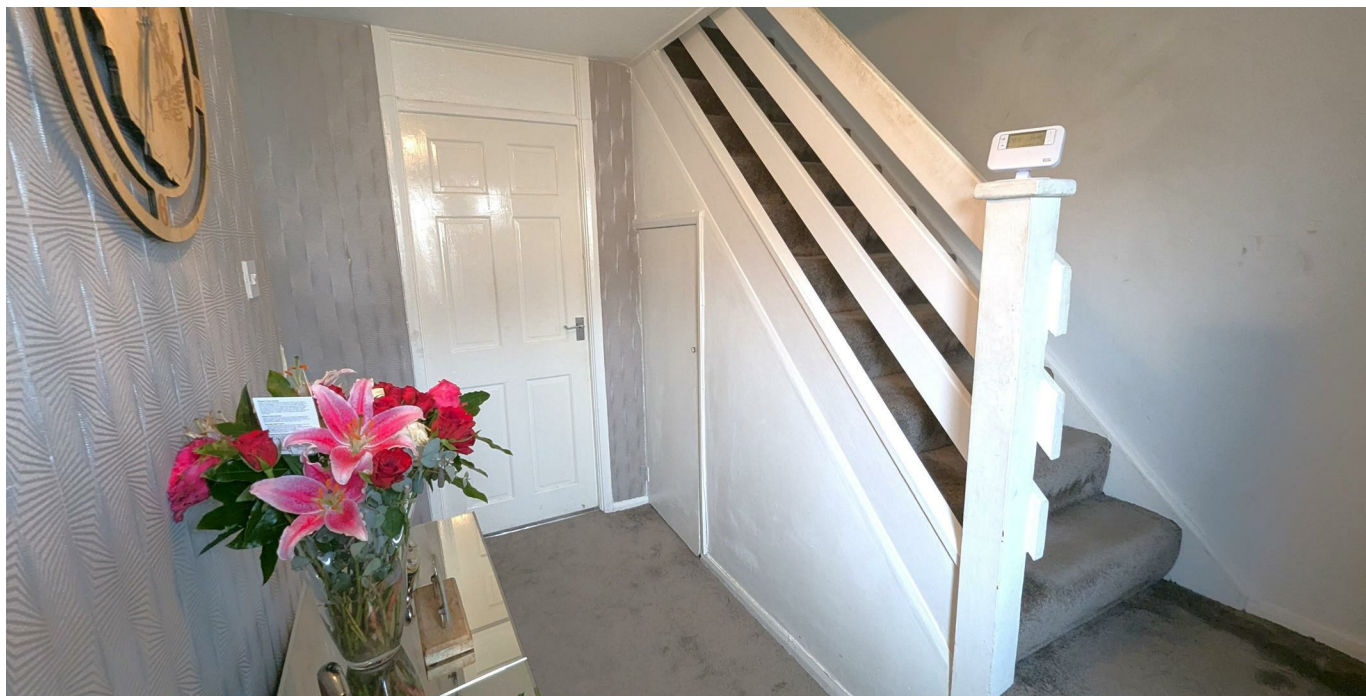
13'3" x 9'10" (4.06m x 3.02m)

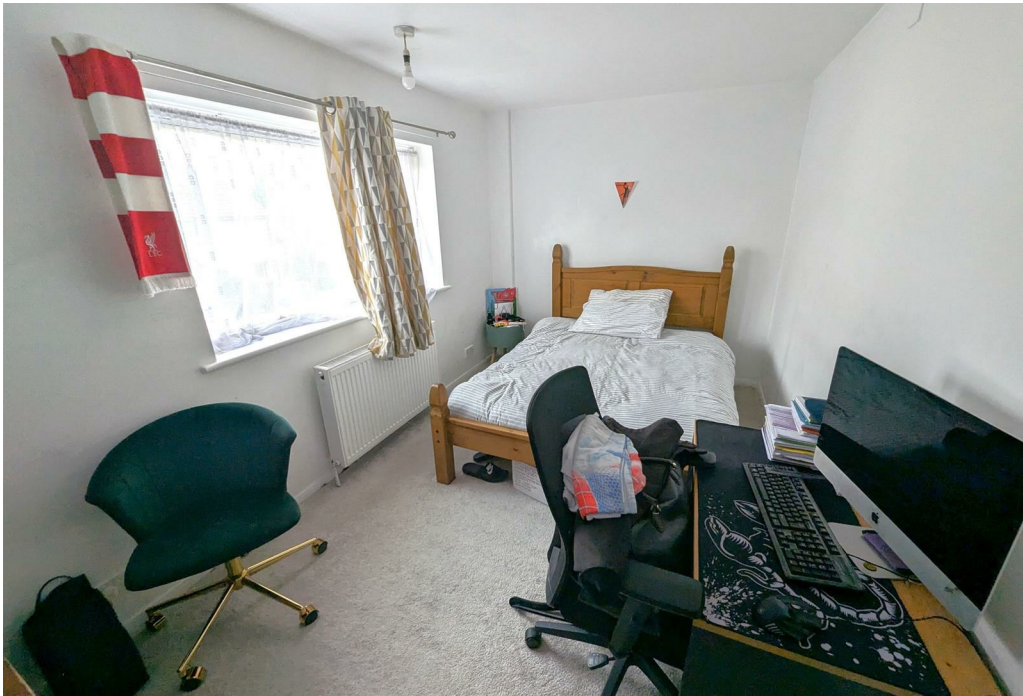
Window to rear aspect, radiator.

### Bedroom Two

13'3" x 8'0" (4.04m x 2.44m)

Window to front aspect, radiator.





### Bedroom Three

11'6" x 8'11" (3.53m x 2.72m)

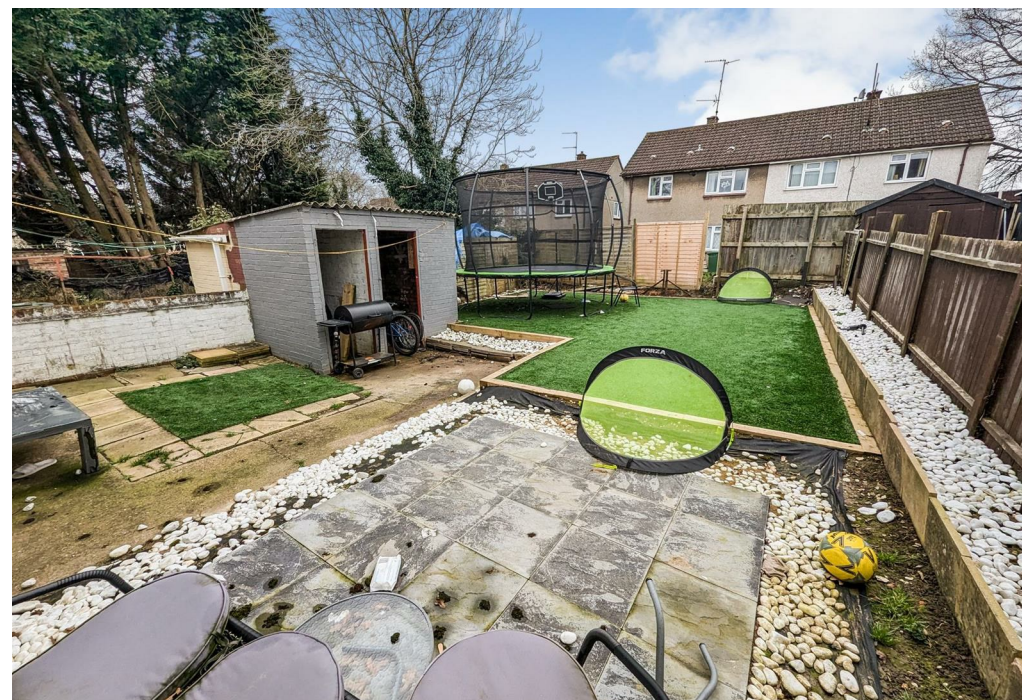
Window to rear aspect, radiator, built in cupboard.

### Bathroom

8'1 x 4'10 (2.46m x 1.47m)

Comprising panelled bath, low flush W.C., wash basin, obscure glazed window to front aspect, radiator.

### Outside

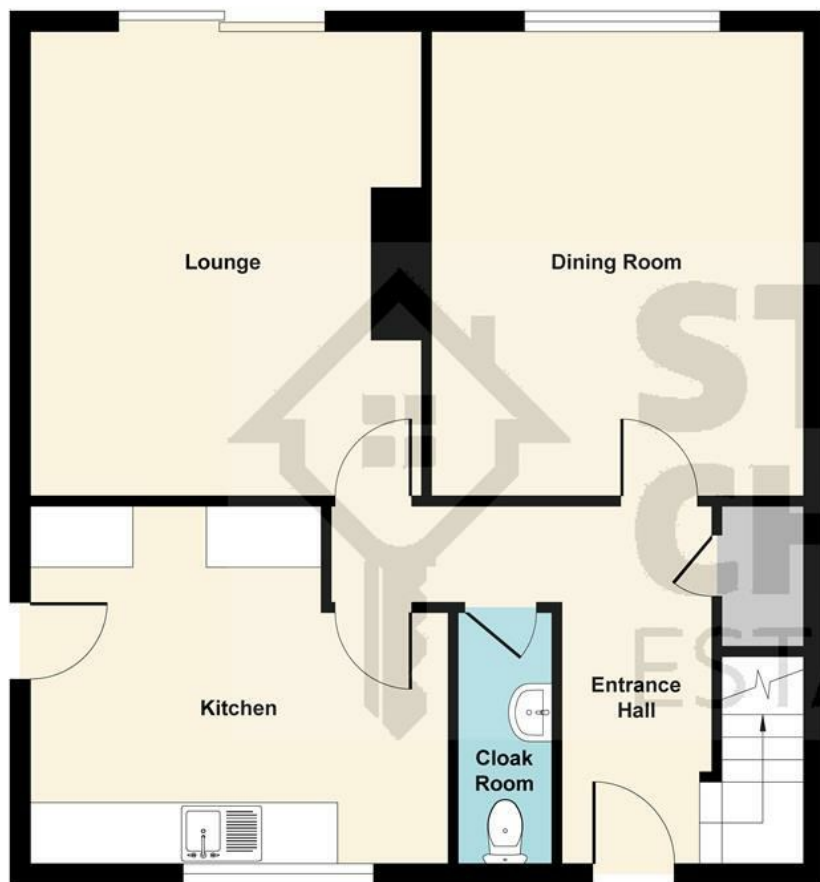




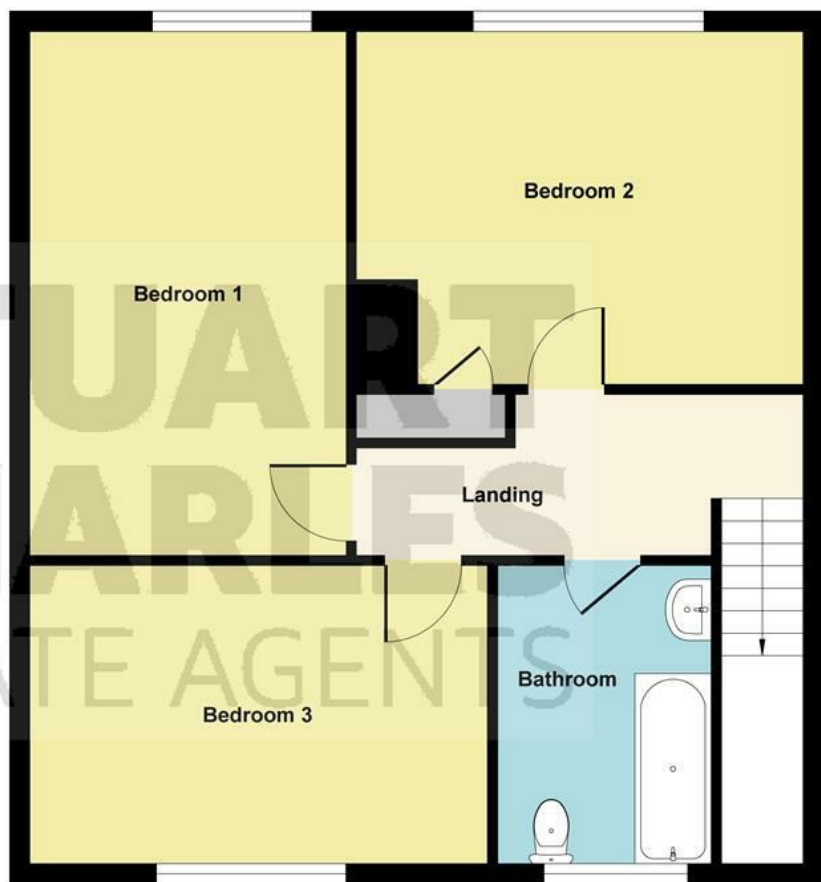








Ground Floor



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	