



36 Farmstead Road, Corby, Northamptonshire, NN18 0LG



**£190,000**

Stuart Charles are delighted to offer for sale this three bedroom family home located on the in demand Beanfield area of Corby. Having been updated by the current owners and situated a short walk from several schools and shops an early viewing is recommended to avoid missing out on this home. The accommodation on offer comprises to the ground floor of an extended entrance hall, a lounge/diner, a refitted kitchen and a conservatory. To the first floor are three good sized bedrooms and a three piece family bathroom suite. Outside to the front is a low maintenance gravelled garden enclosed by privet hedge, while to the rear a patio area leads onto a laid lawn and leads to a decking area to the rear of the garden. call now to view!!.

- WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOLS
- ON MAINS BUS ROUTE
- LARGE FULL WIDTH CONSERVATORY
- ON STREET PARKING
- CLOSE TO LOCAL SHOPPING AREA'S
- NEW KITCHEN
- LARGE GARDEN

### Entrance Hall

Entered via a double glazed door, storage cupboard with combi boiler, ceiling spotlights, stairs rising to first floor landing, archway to kitchen, door to:

### Lounge/Diner

19'3 x 11'0 (5.87m x 3.35m)

Double glazed window to front elevation, two radiators, tv and telephone point, double glazed French doors to rear.

### Kitchen/Breakfast Room

14'4 11'9 (4.37m 3.58m)

Fitted to comprise a range of base and eye level units with a Belfast sink, induction hob, double electric oven with microwave, space for automatic washing machine, space for free standing American fridge/freezer, radiator, ceiling spotlights, double glazed window and door to conservatory.







### Conservatory

16'4 x 9'5 (4.98m x 2.87m)

A full width brick base built room with windows to all sides and French doors to the rear.

### First Floor Landing

Loft access, storage cupboard, doors to:

### Bedroom One

13'6 x 11'11 (4.11m x 3.63m)

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

### Bedroom Two

12'5 x 5'4( 7'3) (3.78m x 1.63m( 2.21m )

Double glazed window to rear, radiator.





### Bedroom Three

10'2 x 5'3 (8'4) (3.10m x 1.60m (2.54m) )

Double glazed window to front elevation, radiator.

### Bathroom

6'9 x 5'5 (2.06m x 1.65m)

Featuring a three piece suite comprising a white panel bath with mixer shower tap and mains feed shower over, a low level wash hand basin, low level pedestal, radiator, ceiling spotlights, double glazed window to rear elevation.

### Outside

Front: A low maintenance gravelled frontage is enclosed by privet hedge.







Rear: A patio area leads onto a laid lawn and is enclosed by timber fencing to all sides leading down to a rear decked area and timber built shed.







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

