



14 Sturminster Way, Corby, NN18 0BS



**£195,000**

Stuart Charles are delighted to offer for sale with this three bedroom SEMI DETACHED home located in the beanfield area of Corby. Situated a short walk away from a range of amenities to include schools, shops and open play area's. The accommodation comprises to the ground floor an entrance hall, lounge, dining room, kitchen and a utility room. To the first floor are three double bedrooms and three piece bathroom. Outside to the front is a low maintenance laid lawn with path to front door. To the rear a large laid lawn while the whole garden is enclosed by timber fencing to all sides. Call now to view!!.

- TWO RECEPTION ROOMS
- UTILITY ROOM
- PRIVATE GARDEN
- SEMI DETACHED
- GOOD SIZED KITCHEN
- THREE DOUBLE BEDROOMS
- COMMUNAL PARKING
- CLOSE TO LOCAL SHOPS AND SCHOOLS

#### **Entrance Hall**

Stairs rising to first floor landing, door to:

#### **Lounge**

12'9 x 11'4 (3.89m x 3.45m)

Double glazed window to front elevation, Tv point, radiator.

#### **Dining Room**

11'4 x 7'5 (3.45m x 2.26m)

Double glazed window to rear elevation, radiator, door to;

#### **Kitchen**

10'3 x 10' (3.12m x 3.05m)

Fitted to comprise a range of base and eye level units, steel sink and drainer, electric oven and four ring gas hob, extractor unit, space for freestanding automatic washing machine, double glazed window to rear elevation, radiator.







### Utility Room

7' x 6' (2.13m x 1.83m)

door to side elevation to garden, space for freestanding fridge/freezer.

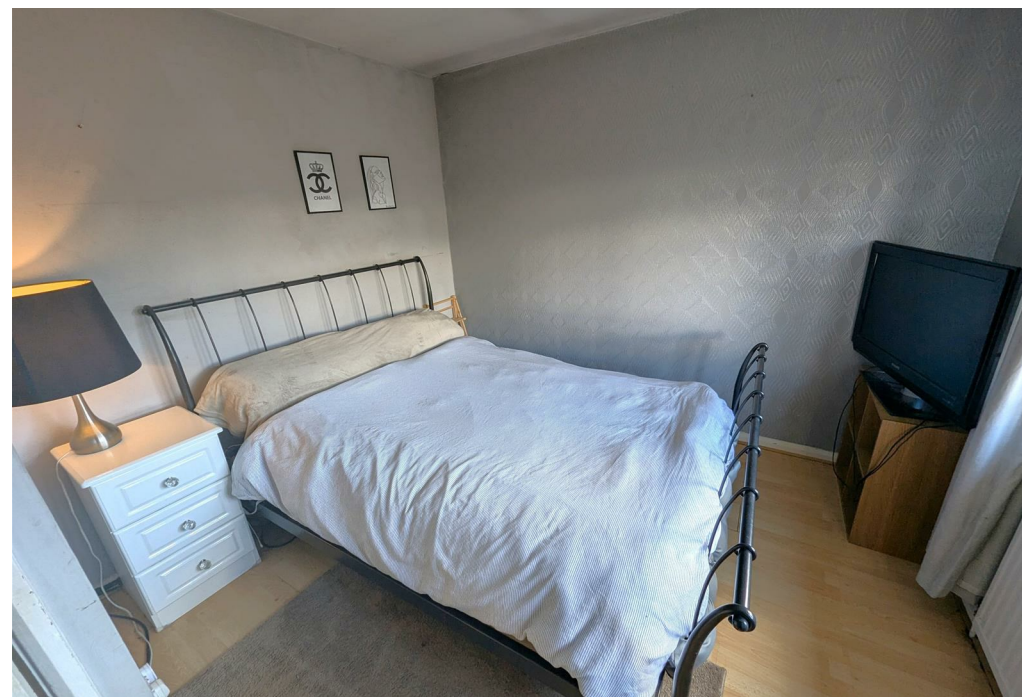
### Landing

Loft access, two storage cupboards, doors to:

### Bedroom One

11'4 x 11'1 (3.45m x 3.38m)

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





### **Bedroom Two**

11'1 x 10'3 (3.38m x 3.12m)

Double glazed window to rear elevation, storage cupboard with boiler hot water, radiator.

### **Bedroom Three**

11' x 9'8 (3.35m x 2.95m)

Double glazed window to front elevation, radiator.

### **Bathroom**

7'8 x 6'1 (2.34m x 1.85m)

Fitted to comprise a three suite suite consisting of a low level hand wash basin, low level pedestal, panel bath with overhead shower, double glazed window to rear elevation, radiator.

### **Outside**





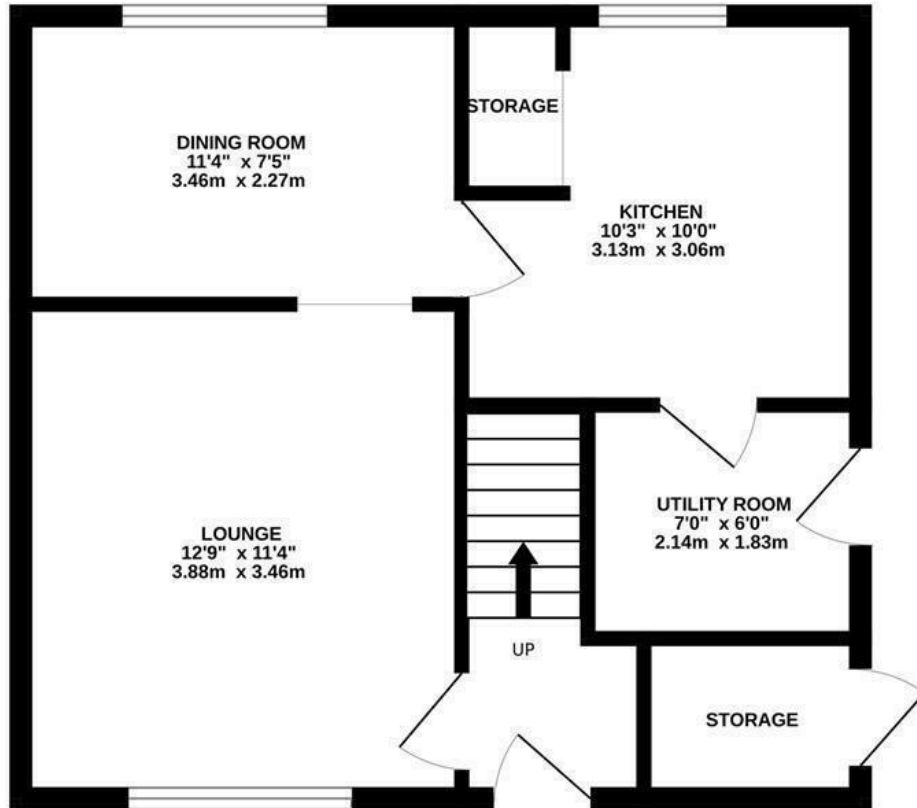


Front: A low maintenance lawn with concrete path to front door.

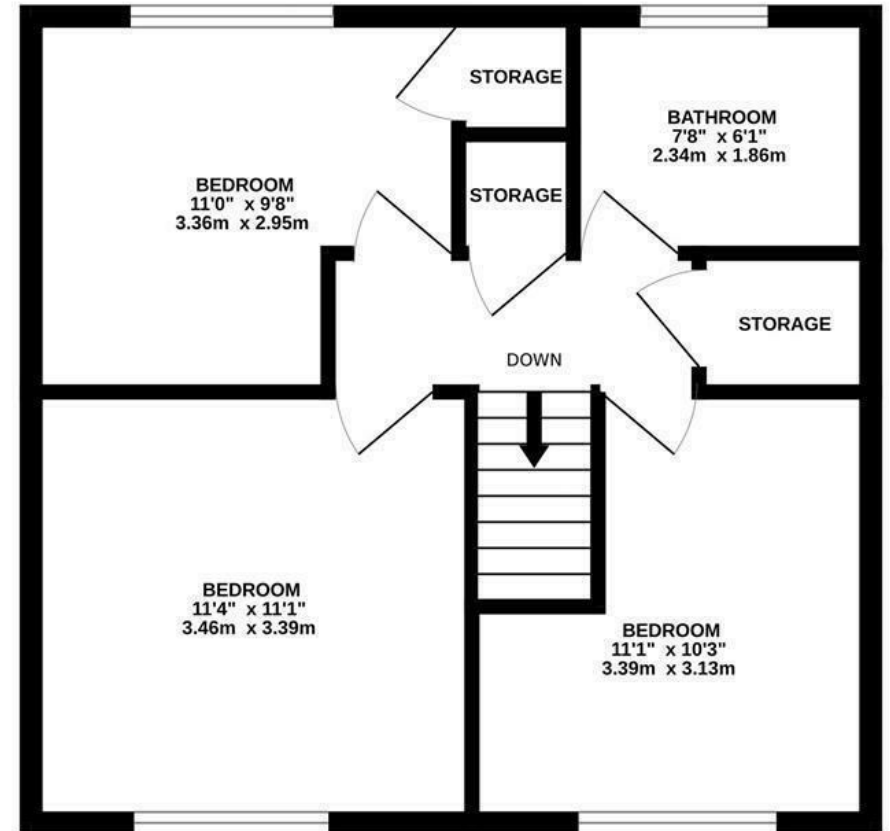
Rear: A large lid lawn, side access with timber gate to front elevation of the property, the whole garden is enclosed by timber fencing to all sides, with mature shrubbery to the rear.



GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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	