



5 Kingsbrook, Corby, NN18 9HY



**£260,000**

**SOLD BEFORE MARKETING!!!!** Stuart Charles are delighted to offer for sale this rarely available TWO bedroom detached bungalow located in the Kingswood area. Nestled away in this quiet cul de sac a viewing is recommended to truly appreciate the size of this bungalow. The accommodation on offer comprises of a porch, a large open plan lounge with opening to the kitchen/diner. The inner hallway leads you to two good size bedrooms, both built in wardrobes. There is a three piece shower, and utility room. Outside to the front there is a driveway leading to the garage and a large wrap around garden with a mixture of laid lawn and established shrubs. To the rear is a laid lawn with garden shed, all enclosed by timber fence surround with side gated access. Call now to book a viewing!!

- GARAGE AND PARKING
- CUL-DE-SAC LOCATION
- MODERN COMBI BOILER
- PRIVATE GARDEN
- DETACHED
- READY TO MOVE INTO
- UTILITY ROOM
- NEAR LOCAL NATURE RESERVE

#### **Entrance Porch**

Entered via a double glazed door to the front elevation, door to:

#### **Lounge**

18'9 x 13'3 (5.72m x 4.04m)

Double glazed windows to the front elevation, two radiators, doors to:

#### **Kitchen/Diner**

16'1 x 8'7 (4.90m x 2.62m)

Fitted to comprise a range of base and

eye level units with a sink and drainer, electric hob, extractor, double electric oven, radiator and double glazed window and door to the side elevation.

#### **Shower/Utility Room**

8'10 x 6'5 (2.69m x 1.96m)

Featuring a three piece suite with a walk in shower, a low level wash hand basin, a low level pedestal, space for automatic washing machine, space for tumble dryer, radiator, double glazed window to the side elevation.







### Bedroom One

13'11 x 10'3 (4.24m x 3.12m)

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

### Bedroom Two

11'9 x 10'2 (3.58m x 3.10m)

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

### Garage

Up and over doors, power and lights.

### Outside

















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	