



33 Coleridge Way, Corby, NN17 2NZ



# £293,950

Stuart Charles are delighted to offer FOR SALE this three bedroom semi-detached family home located in the desirable Shire area of Corby. Set within a range of amenities to include multiple schools, shops an early viewing is recommended to avoid missing out on this home. The home has been improved by the current owners with multiple extensions to help accommodate anyone with a growing family! The accommodation comprises to the ground floor of an extended entrance hall, lounge, kitchen/breakfast room, dining room, family room, utility room, boot room and a downstairs shower room. To the first floor are three good sized bedrooms with built in wardrobes and a three-piece family bathroom. To the front the property offers a large gravel driveway that can accommodate multiple vehicles. This feature is particularly advantageous for families or those who enjoy hosting guests. To the rear, the landscaped rear garden is a true highlight. It features patio areas, a laid lawn, and sleeper plant borders, creating a serene outdoor retreat. The garden has a covered seating area that is equipped with power and lights, making it perfect for evening gatherings. There is also ample space for a hot tub, allowing you to unwind in style. For families, there is also a children's playhouse and swing, ensuring that the little ones have their own space to enjoy. Call now to book a viewing!!

- EXTENDED LIVING SPACE
- WELL PRESENTED THROUGHOUT
- UTILITY ROOM
- OUT DOOR SEATING AREA WITH POWER AND LIGHTS
- LARGE KITCHEN BREAKFAST ROOM
- THREE RECEPTION ROOMS
- DOWNSTAIRS SHOWER ROOM
- LARGE DRIVEWAY
- THREE GOOD SIZE BEDROOMS
- COMBI BOILER

## Entrance Hall

Entered via a double glazed door to side elevation, double glazed window to front elevation, under stairs storage cupboards, doors:

## Kitchen/Breakfast Room

21' x 10'1 (6.40m x 3.07m)

Featuring a range of base and eye level units with a one and half sink and drainer, pantry, space for a range cooker with extractor hood, space for fridge/freezer, space for a dishwasher,

double glazed window to front elevation,, radiators, door to:

## Dining Room

18'6 x 10'7 (5.64m x 3.23m)

Double glazed Bi-fold doors to the rear elevation, double glazed French doors to side elevation, radiator, openings to the kitchen and lounge.

## Lounge

13'8 x 10'4 (4.17m x 3.15m)

Radiator, opening to the dining room.













### Family Room

11'1 x 8' (3.38m x 2.44m)

Double glazed patio doors to the rear elevation, radiator, doors to:

### Utility Room

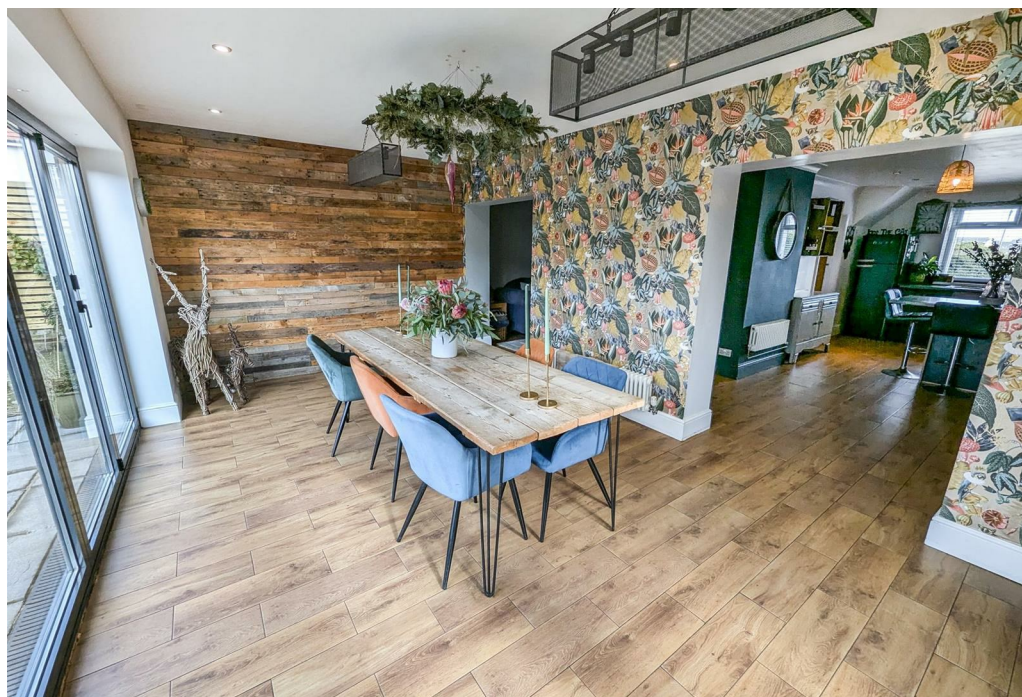
6'1 x 5'4 (1.85m x 1.63m)

Space for white goods, wall mounted combi boiler, doors to:

### Downstairs Shower Room

6' x 3'3 (1.83m x 0.99m)

Featuring a three piece suite with a separate shower cubicle, low level pedestal and hand basin, radiator.









### Boot Room

7'11 x 6'5 (2.41m x 1.96m)

Double glazed window to front elevation, double glazed door to the side elevation.

### Landing

Double glazed window to the front elevation, doors to:

### Bedroom One

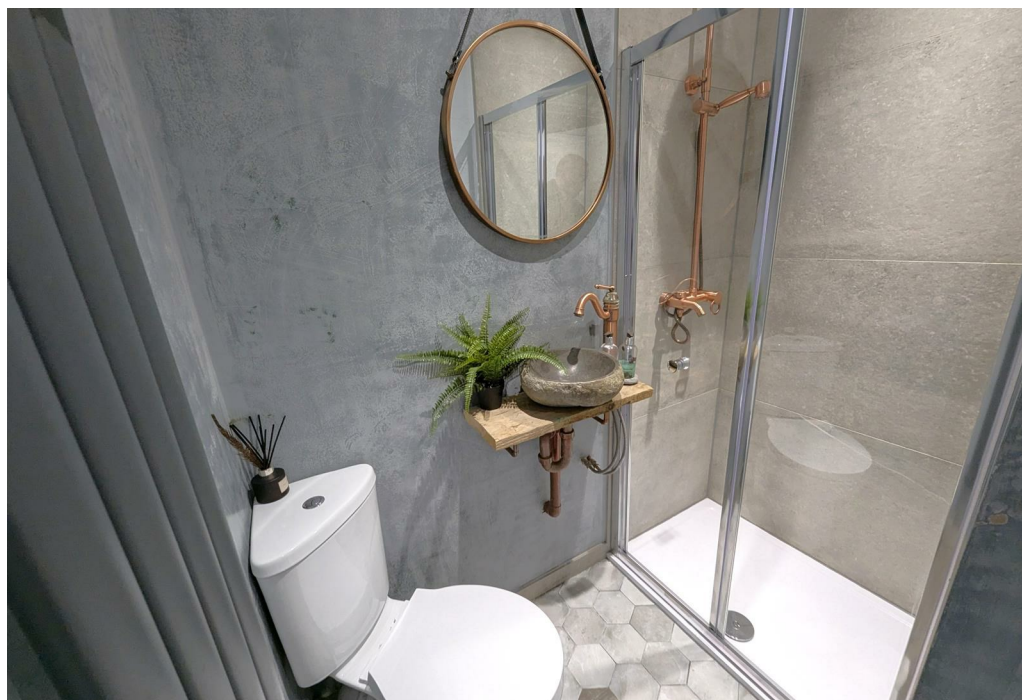
13'10 max x 10' (4.22m max x 3.05m)

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

### Bedroom Two

13'9 x max x 10'7 (4.19m x max x 3.23m)

Double glazed window to the rear elevation, two built in wardrobes, radiator.









### Bedroom Three

9'9 x 6'11 (2.97m x 2.11m)

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

### Bathroom

6'11 x 5'5 (2.11m x 1.65m)

Featuring a three piece suite with a bath with shower over, low level pedestal, low level wash hand basin, double glazed window to side elevation, towel radiator.

### Outside

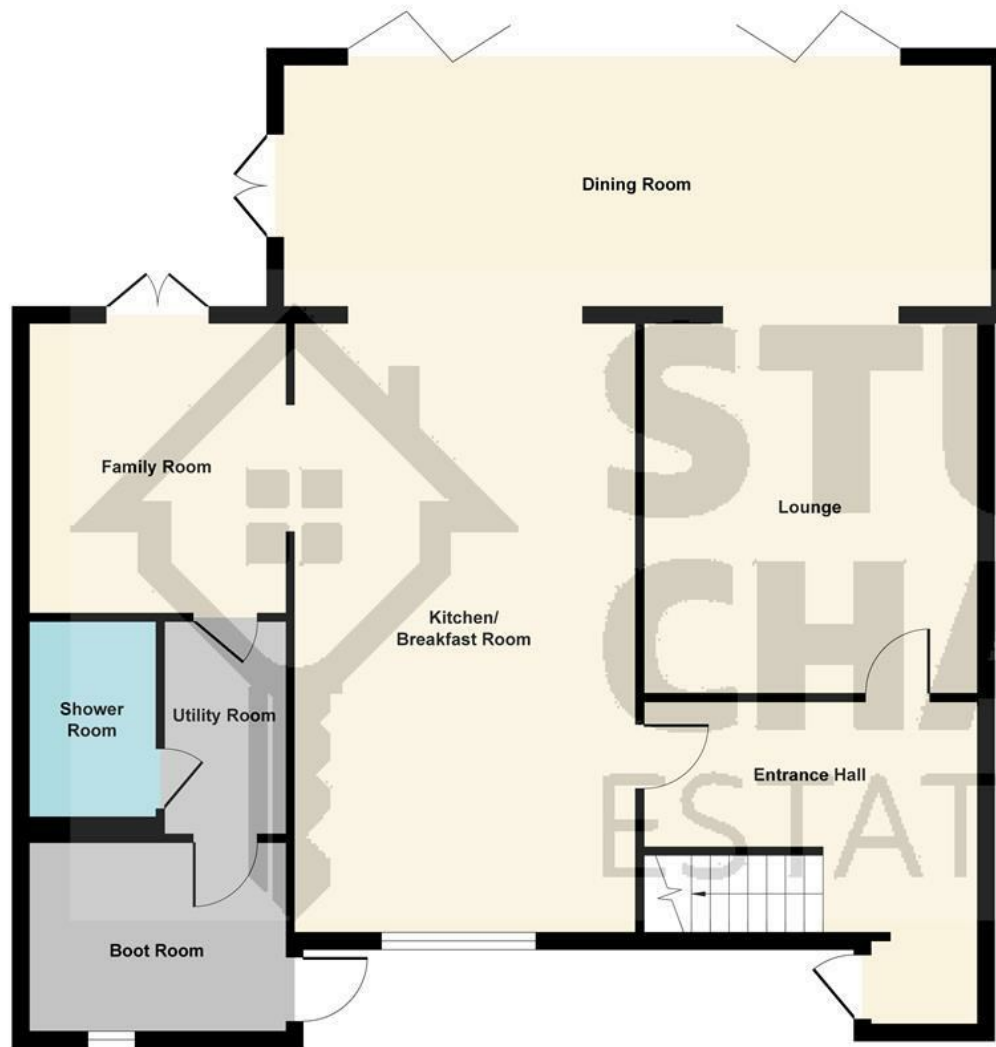
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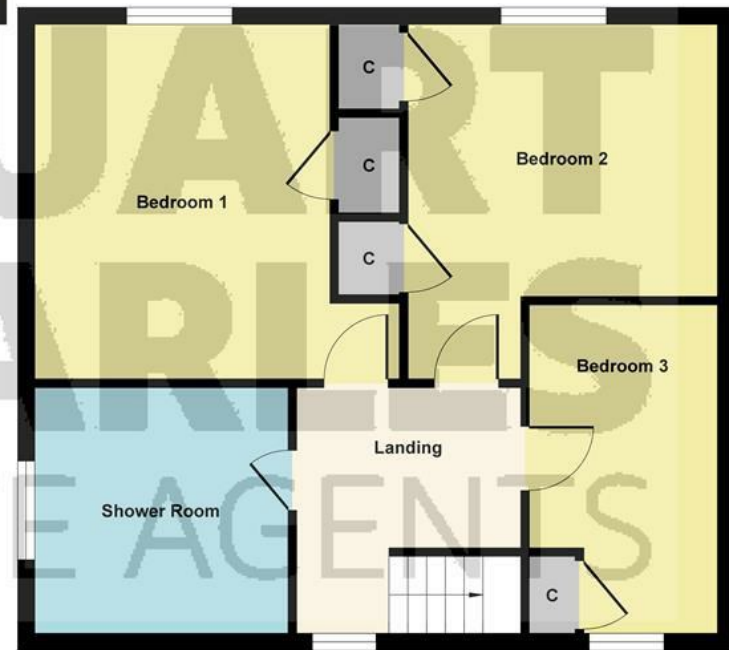








Ground Floor



First Floor

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





To the rear, the landscaped rear garden is a true highlight. It features patio areas, a laid lawn, and sleeper plant borders, creating a serene outdoor retreat. The garden has a covered seating area that is equipped with power and lights, making it perfect for evening gatherings. There is also ample space for a hot tub, allowing you to unwind in style. For families, there is also a children's playhouse and swing, ensuring that the little ones have their own space to enjoy.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>76</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		
England & Wales		EU Directive 2002/91/EC