



31 Kennard close, Corby, NN17 3FW



**STUART
CHARLES**
ESTATE AGENTS

£350,000

Stuart Charles are delighted to offer for sale this four bedroom detached home located in Weldon Park area. Situated a short walk away from a state of the art secondary school and country walks on your doorstep an early viewing is recommended to avoid missing out on this home. The accommodation on offer comprises to the ground floor of a spacious lounge, an open plan kitchen/diner, utility room and guest W.C. To the first floor is four spacious bedrooms, including a master bedroom with modern en-suite and family bathroom. The front of the property features off road parking for multiple vehicles, laid lawn and access to the integrated garage via an electric roller door. To the rear is a large patio area that leads to a laid lawn area, all enclosed with timber fencing. An early viewing is highly recommended for this stunning property, CALL NOW!!!

- NO CHAIN
- GUEST W.C AND UTILITY ROOM
- CUL-DE-SAC LOCATION
- CLOSE TO SHOPPING PARADE
- OPEN PLAN KITCHEN/DINER
- OFF ROAD PARKING AND GARAGE
- SMART WIRED HOUSE
- WALKING DISTANCE TO SECONDARY SCHOOL

Entrance Hall

Entered via a double glazed door, radiator, stairs rising to first floor, doors to:

Lounge

15'8" x 10'9" (4.8 x 3.3)

Double glazed window to front elevation, radiators, media wall tv point, telephone point, opening to:

Kitchen/Diner

18'0" x 9'10" (5.5 x 3)

Fitted to comprise a range of base and eye level units with a one and a half bowl sink and drainer, gas hob and integrated electric oven, integrated under counter fridge and freezer, integrated dishwasher, double glazed window to rear elevation, double glazed French doors to garden, radiator.







Utility Room

7'4 x 5'1 (2.24m x 1.55m)

Fitted with eye level units, space for washing machine and tumble dryer, double glazed door to rear elevation, radiator, door to:

Guest WC

Fitted to comprise a two piece white suite with a low level pedestal and wash hand basin, radiator, double glazed window to rear elevation.

Landing

Loft access, doors to;





Bedroom One

13'1" x 10'9" (4 x 3.3)

Double glazed window to front elevation, double built in wardrobes, radiator, tv point.

En-Suite

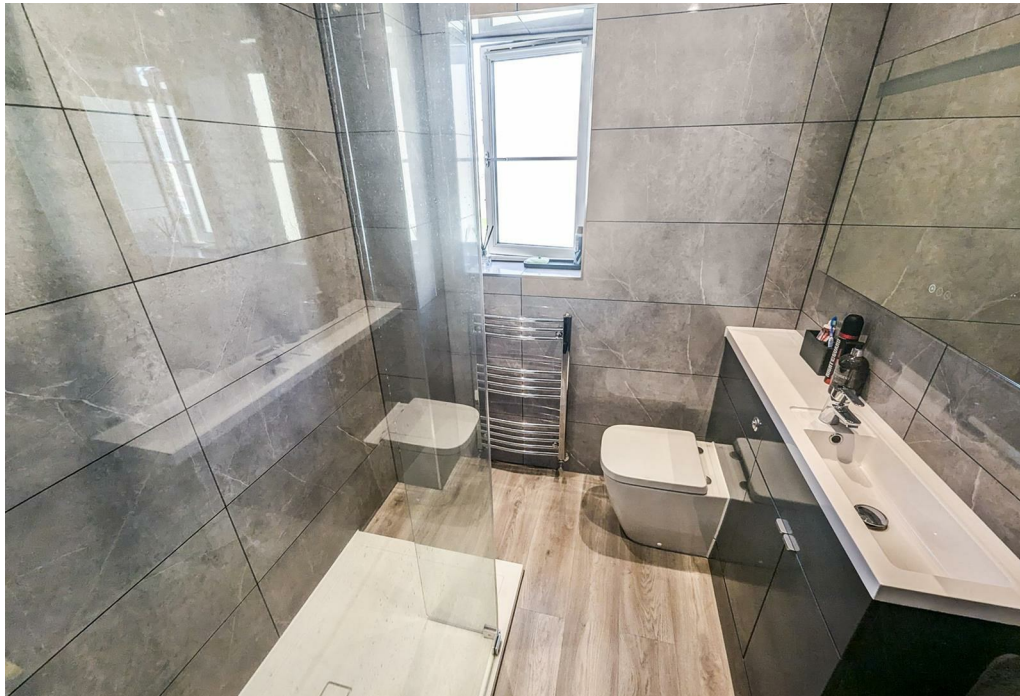
6'11 x 5'10 (2.11m x 1.78m)

Fitted to comprise a three piece suite consisting of low level pedestal, low level hand wash basin, walk in shower, radiator, double glazed window to side elevation.

Bedroom Two

12'1" x 9'2" (3.7 x 2.8)

Double glazed window to front elevation, TV point.





Bedroom Three

9'6" x 9'2" (2.9 x 2.8)

Double glazed window to rear elevation, TV point.

Bedroom Four

9'10" x 6'10" (3 x 2.1)

Double glazed window to rear elevation, TV point.

Bathroom

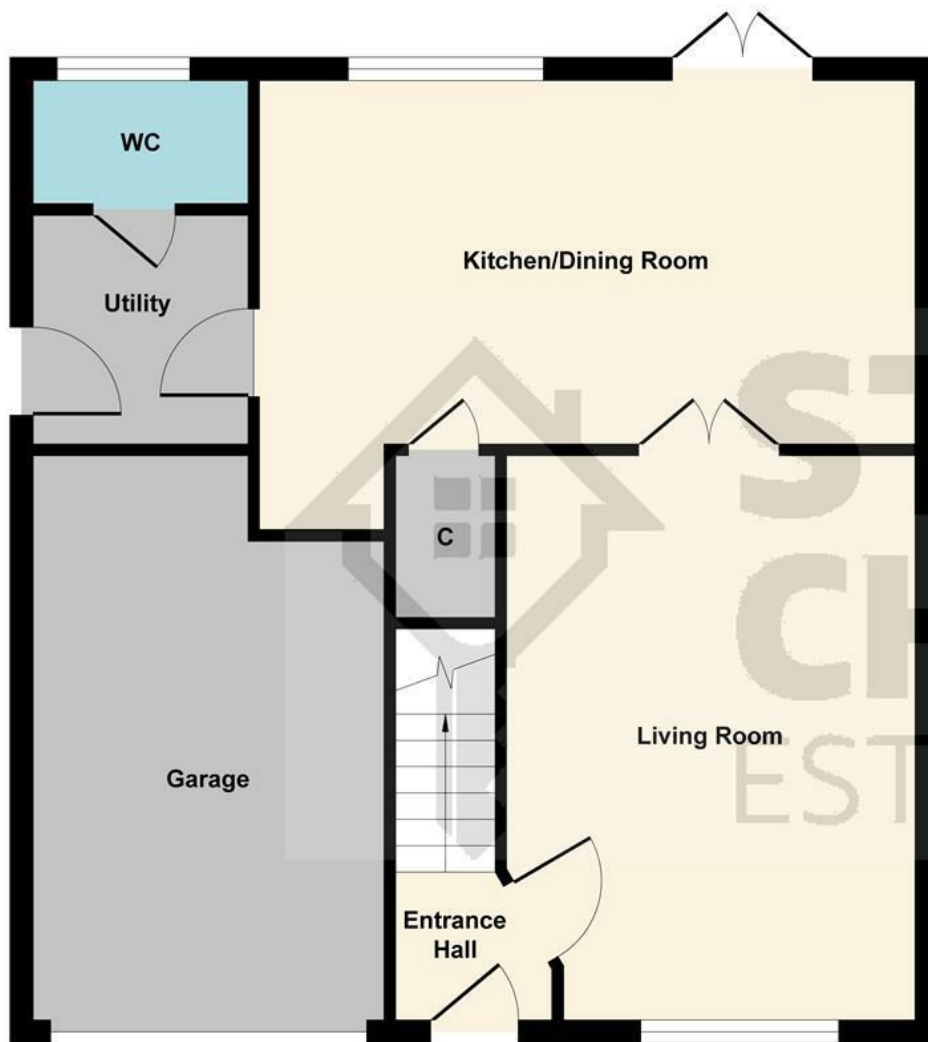
6'10 x 6'4 (2.08m x 1.93m)

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

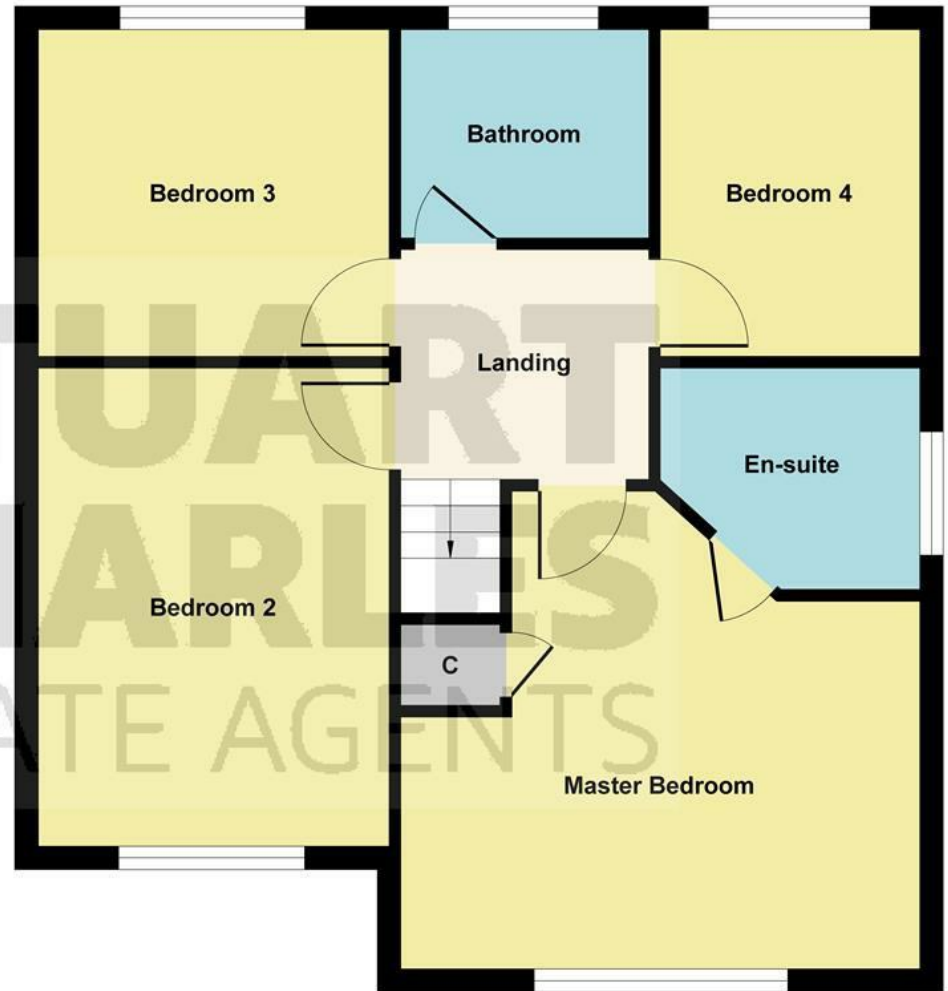
Outside







Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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To the rear is a large patio area that leads to a laid lawn area, all enclosed with timber fencing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-40) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC