



28 Cambridge avenue, Corby, NN17 2XZ

£285,000

Stuart Charles are delighted to offer for sale this three bedroom semi-detached bungalow located in the Lodge park area of Corby. Situated a short walk from a host of amenities and a short walk from Corby's boating lake an early viewing is recommended to avoid missing out on this home. The accommodation on offer comprises of a central reception hall that leads to a bay-fronted living room, TWO double bedrooms, a modern shower room, and an extended refitted kitchen/breakfast room. Additionally, there is an extra room in the roof space, offering versatility and potential for various uses. Outside to the front is a block paved driveway that provides off road parking for multiple vehicles with gated access to the rear. There is also a garage. To the rear you will find a low maintenance garden, with a mixture of patio and gravel areas, a summer house, garden shed and there is also a fixed garden canopy. All enclosed by timber fence surround. Call now to view.

- FULLY REWIRED
- MODERN COMBI BOILER
- GARAGE AND PARKING
- MULTI FUEL BURNER
- POPULAR LOCATION
- NEW DOUBLE GLAZED WINDOWS AND DOORS
- RENOVATED TO A HIGH STANDARD
- LOW MAINTENANCE GARDEN
- READY TO MOVE INTO
- NEW FLAT ROOF ON THE DORMER

Entrance Hall

Entered via a double glazed door, radiator, doors to:

Lounge

14'4 x 11'11 (4.37m x 3.63m)

Double glazed bay window to front elevation, tv point, telephone point, multi fuel burner, radiator, stairs raising to first floor landing.

Kitchen/Breakfast Room

20'2 x 8'5 (6.15m x 2.57m)

Fitted to comprise a range of base and eye level units with a one and a half bowl steel sink, gas hob with electric oven and extractor, space for free standing fridge/freezer, space for automatic washing machine, cupboard with central heating boiler, double glazed French doors to rear elevation, double glazed window to side elevation, radiator.







Bedroom One

12'1 x 11'4 (3.68m x 3.45m)

Double glazed window to front elevation with blinds, radiator, tv point, built in wardrobe.

Bedroom Two

10'7 x 8'5 (3.23m x 2.57m)

Double glazed window to rear elevation with blinds, radiator.

Shower Room

7' x 5'9 (2.13m x 1.75m)

Double glazed window to rear elevation, shower cubicle, wash basin with vanity, WC, extractor fan, towel radiator, spotlights.





First Floor Landing

Storage cupboard, door to:

Bedroom Three

13'7 max x 10' max (4.14m max x 3.05m max)

Double glazed window to rear elevation with blinds, radiator, built in storage.





Outside

To the front is a large block paved driveway provides parking for several vehicles leading to a garage and rear gated access.

To the rear you will find a low maintenance garden, with a mixture of patio and gravel areas, a summer house, garden shed and there is also a fixed garden canopy. All enclosed by timber fence surround

Garage

Up and over doors.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92 plus A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-10 G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		