



13 Stephenson Way, Corby, NN17 1DB



## Offers in excess of £250,000

Stuart Charles is delighted to offer for sale this immaculately presented three bedroom semi-detached home located in the desirable Lloyds area of Corby. Having been much improved by the current owner with open plan features, landscaped garden, and situated a short walk away from a range of amenities to include schools, shops and restaurants an early viewing is recommended to avoid missing out on this home! The accommodation comprises to the ground floor an entrance hall, open plan lounge, kitchen, dining room and snug. To the first floor are three bedrooms and a three-piece family bathroom. The front garden is has a gravel area and a neat privet hedge, enhancing the home's curb appeal. The rear garden has been meticulously landscaped over the years, featuring two patio areas perfect for al fresco dining, a large lawn for children to play, and a raised border filled with mature plants and bushes. This outdoor space is surrounded by tall trees and shrubs, providing a high level of privacy. Call now to book a viewing!!

- OPEN PLAN LIVING SPACE
- DOWNSTAIRS GUEST WC
- WELL PRESENTED THROUGHOUT
- CLOSE TO LOCAL SHOPS
- WALKING DISTANCE TO THE TRAIN STATION

- PRIVATE LANDSCAPED REAR GARDEN
- REFITTED KITCHEN
- THREE GOOD SIZE BEDROOMS
- MULTIPLE SCHOOLS WITHIN WALKING DISTANCE

### Entrance Hall

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

### Guest WC

Featuring a two piece suite with a low level wash hand basin, pedestal, radiator and double glazed window to the front elevation.

### Kitchen

3.8 x 2.1 (0.91m.2.44m x 0.61m.0.30m)

Fitted to comprise a range of base and eye level units with a single sink and drainer, gas hob and two electric ovens, space for white goods, double glazed window to side elevation, radiator, opening to:













## Living Room

23'4" max x 13'4" max (7.13 max x 4.07 max)

Double glazed window the front elevation, French doors to the rear elevation, feature fire place, radiator.

## Dining Room/Snug

19'1" x 12'5" (5.84 x 3.81)

Double glazed windows to rear and side elevation, double glazed french doors to rear

## Landing

Stairs rising from first floor landing, double glazed window to side elevation, doors to:









### Bedroom One

14'1" x 12'8" (4.3 x 3.87)

Double glazed window to rear elevation, radiator.

### Bedroom Two

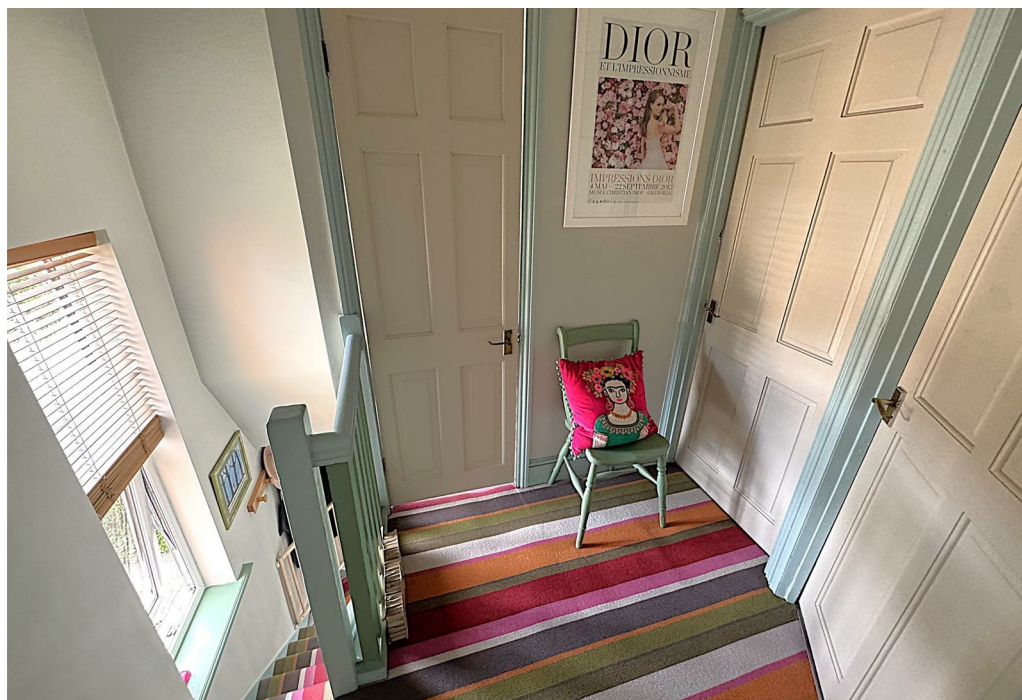
11'9" x 10'3" (3.6 x 3.13)

Double glazed window to front elevation, radiator.

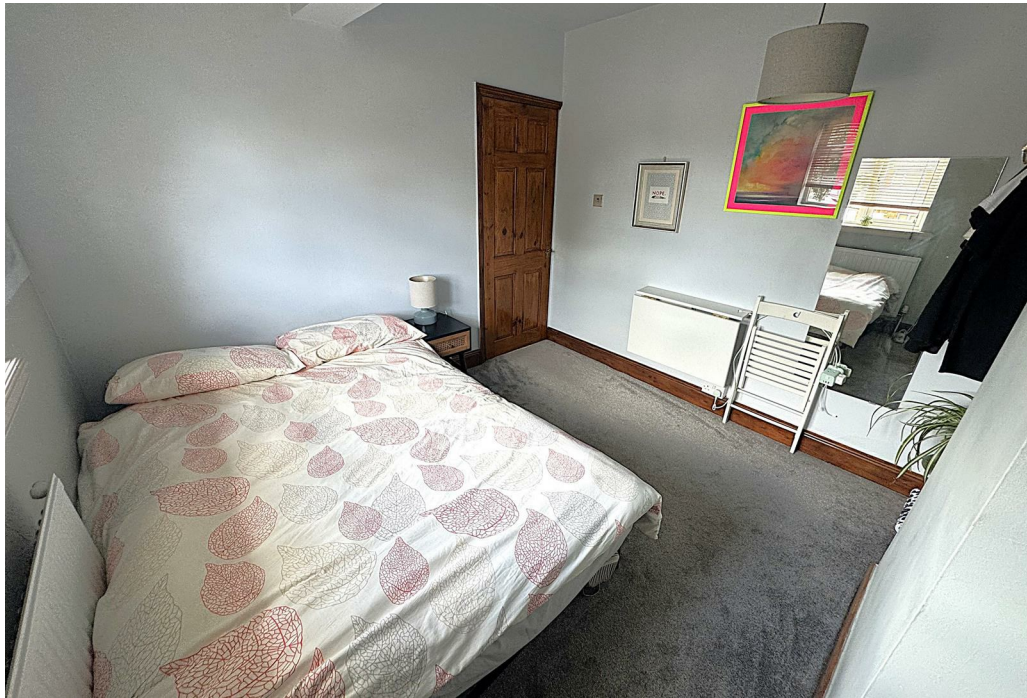
### Bedroom Three

11'1" max x 8'7" (3.4 max x 2.64)

Double glazed window to rear elevation, radiator.









## Bathroom

9'10" x 6'5" (3 x 1.96)

Featuring a three piece suite with a Japanese deep soaking tub and mixer shower tap, low level pedestal, low level wash hand basin, airing cupboard, double glazed window to side, radiator.

## Outside











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





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>		
(1-40) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		