



1 Brookes Grove, Corby, NN17 2AQ

# £244,995

Stuart Charles are delighted to offer FOR SALE this three bedroom semi detached family home located on a large CORNER PLOT in the Lodge park area of Corby. Situated on a substantial plot that offers great potential to extend or develop a new home and set within walking distance to multiple schools and shops an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, lounge, open plan kitchen/diner, utility room and a guest W.C. To the first floor are three good size bedrooms and an extended three piece family bathroom. Outside to the front a laid lawn leads onto a large extended gravel driveway that provides off road parking for multiple vehicles and this leads to the detached garage. To the rear this large plot consists of two separate laid lawn area's, a large patio area which is covered by a canopy while the whole garden is enclosed privet hedges and mature flower beds to all sides. Call now to view!!.

- LARGE CORNER PLOT
- WALKING DISTANCE TO SCHOOLS AND SHOPS
- LARGE LOUNGE
- UTILITY ROOM AND GUEST W.C
- EXTENDED BATHROOM
- POTENTIAL TO EXTEND OR TO DEVELOP THE GARDEN STPP
- BOILER ONLY 2 YEARS OLD
- OPEN PLAN KITCHEN/DINER
- THREE GOOD SIZED BEDROOMS
- OFF ROAD PARKING FOR MULTIPLE VEHICLES AND GARAGE

## Entrance Hall

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

## Lounge

13'10 x 12'0 (4.22m x 3.66m)

## Kitchen/Diner

20'11 x 8'6 (6.38m x 2.59m)

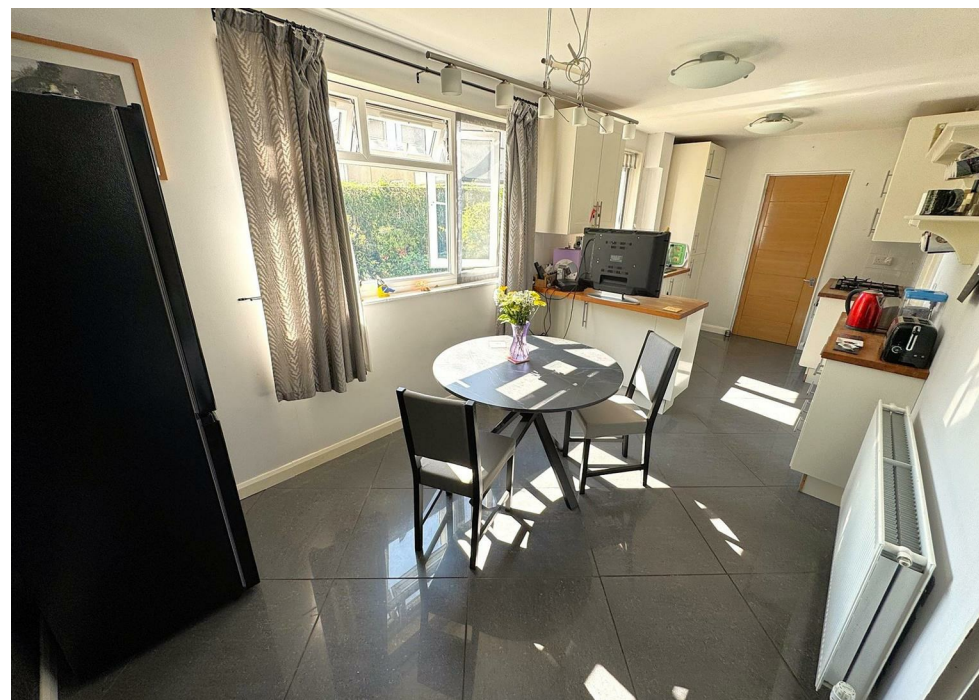
Fitted to comprise a range of base and

eye level units with a single sink and drainer, electric oven and hob, space for free standing fridge/freezer, space for integrated fridge/freezer, two double glazed windows to rear elevation, radiator, door to:

## Utility Room

17'3 x 3'11 (5.26m x 1.19m)

Double glazed door and window to side elevation, radiator, plumbing for automatic washing machine,







### Guest W.C

Fitted to comprise a low level pedestal and double glazed window to side elevation.

### First Floor Landing

Loft access, double glazed window to side elevation, doors to:

### Bedroom One

13'11 x 11'10 (4.24m x 3.61m)

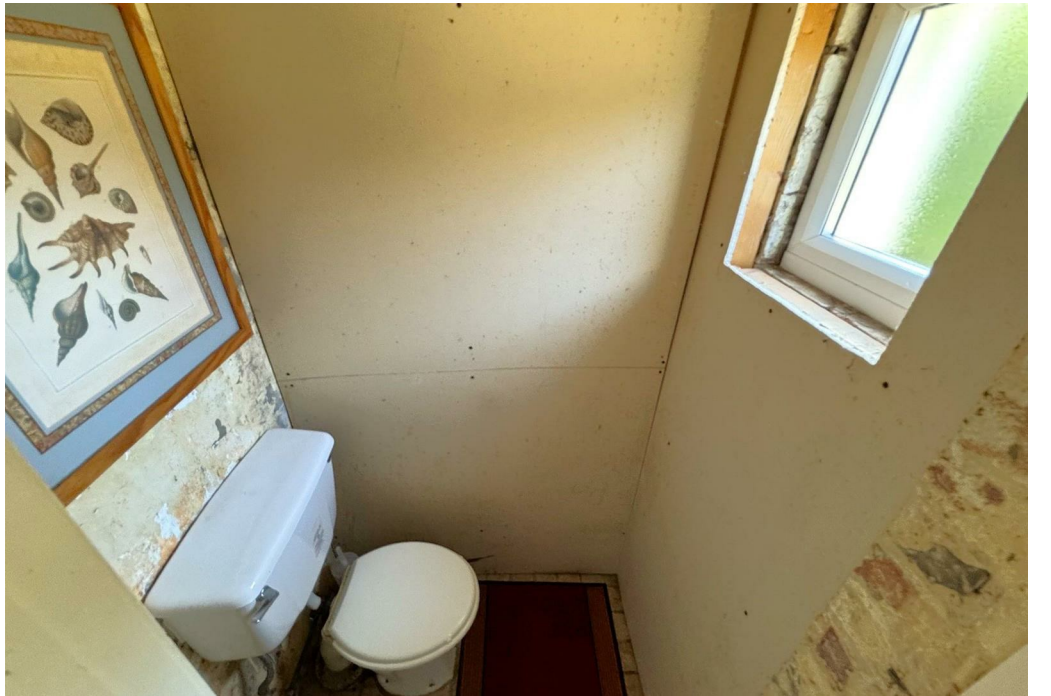
Double glazed window to front elevation, radiator.

### Bedroom Two

11'5 x 8'6 (3.48m x 2.59m)

Double glazed window to rear elevation, radiator.





### Bedroom Three

9'0 x 8'7 (2.74m x 2.62m)

Double glazed window to front elevation, radiator.

### Bathroom

9'3 x 5'6 (2.82m x 1.68m)

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

### Outside

Front: A laid lawn leads onto a large gravel driveway that provides off road parking for multiple vehicles and leads to a detached garage.





Rear: A large laid lawn is enclosed by privet hedges to all sides.

Side: A large patio area leads onto a large laid lawn and is enclosed by privet hedges and flower beds.





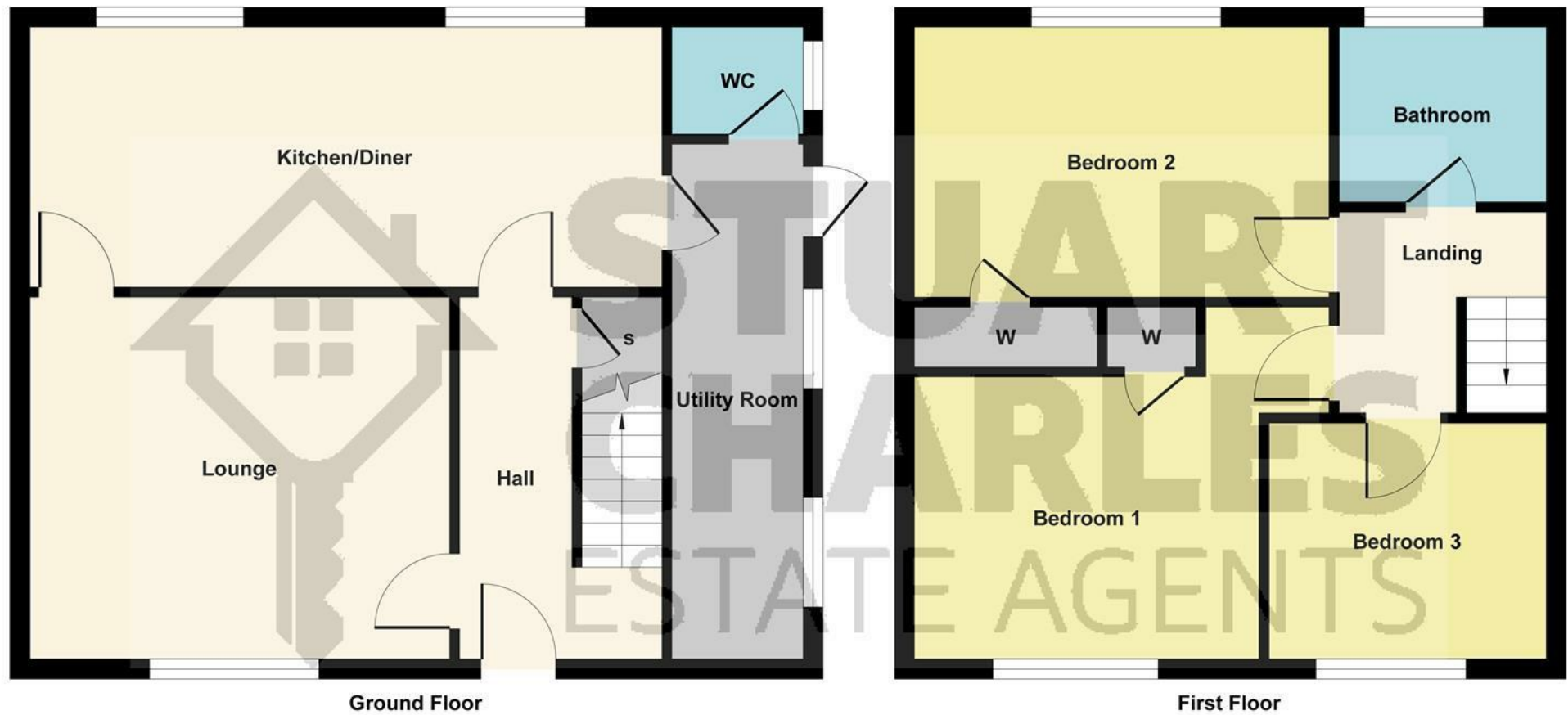


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



| 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>                              |         | 78                         |
| 55-68 <b>D</b>                              | 63      |                            |
| 39-54 <b>E</b>                              |         |                            |
| 21-38 <b>F</b>                              |         |                            |
| 1-40 <b>G</b>                               |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |