



1 Collingwood Avenue, Corby, Northamptonshire, NN17 2SA



£330,000

Stuart Charles are delighted to offer for sale this stunning EXTENDED four bedroom semi detached family home located in the Lodge park area of Corby. Benefiting from a newly fitted kitchen and combi boiler, in addition to views of the local playing fields and children park, an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, dining room with gas fire, newly fitted kitchen with integrated appliances, spacious lounge with bay window and conservatory. To the first floor are four good sized bedrooms and a three piece family bathroom the main bedroom features three piece en-suite. Outside to the front is a low maintenance laid lawn enclosed by low level brick walling To the rear is a multi leveled landscaped garden, consisting of patio seating area, laid lawn, mature shrubbery with plants and pebbled dash, leading to a block paved driveway with garage and steel gates, enclosed to all sides by timber fencing. Call now to view!!

- DOUBLE STORY EXTENSION
- THREE RECEPTION ROOMS
- FOUR GOOD SIZED BEDROOMS
- NEW COMBI BOILER
- VIEWS OF LOCAL PLAYING FIELDS AND PLAY PARK
- SPACIOUS LIVING ROOM WITH BAY WINDOW
- NEWLY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- ENSUITE TO MASTER
- LANDSCAPED GARDEN WITH GARAGE AND OFF ROAD PARKING
- WALKING DISTANCE TO LOCAL SHOPS AND SHOES

Entrance Hall

Entered via a double glazed front door, radiator, stairs to first floor landing, doors to;

Lounge

17'1" x 13'5" (5.22 x 4.09)

Radiator, Radiator, double glazed bay window to front elevation double glazed french doors to rear elevation.

Dining Room

13'1" x 11'3" (4.01 x 3.43)

Double glazed bay window to front elevation, radiator, gas fireplace.

Kitchen/Breakfast Room

17'6" x 11'7" (5.35 x 3.54)

Fitted to comprise a range of low and eye level units with a composite one and a half bowl sink and drainer, integral double electric oven, induction hob with overhead extractor, integrated







dishwasher, integrated washing machine, integrated fridge freezer, wine chiller, top to bottom storage units, under stair storage, radiator, double glazed window to rear elevation, double glazed patio doors to rear elevation.

Conservatory

10'1" x 9'3" (3.09 x 2.82)

Radiator, double glazed windows to all sides, double glazed french doors to rear elevation.

First Floor Landing

Airing cupboard with newly fitted combi boiler, doors to;





Bedroom One

11'3" x 11'1" (3.43 x 3.38)

Radiator, double glazed window to rear elevation, doors to;

En-suite

6'3" x 5'11" (1.93 x 1.82)

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

Bedroom Two

11'3" x 10'7" (3.43 x 3.25)

Radiator, double glazed window to front elevation.





Bedroom Three

10'8" x 8'3" (3.27 x 2.54)

Radiator, double glazed window to front elevation.

Bedroom Four

8'7" x 8'4" (2.62 x 2.55)

Radiator, double glazed window to front elevation.

Bathroom

10'8" x 8'4" (3.26 x 2.55)

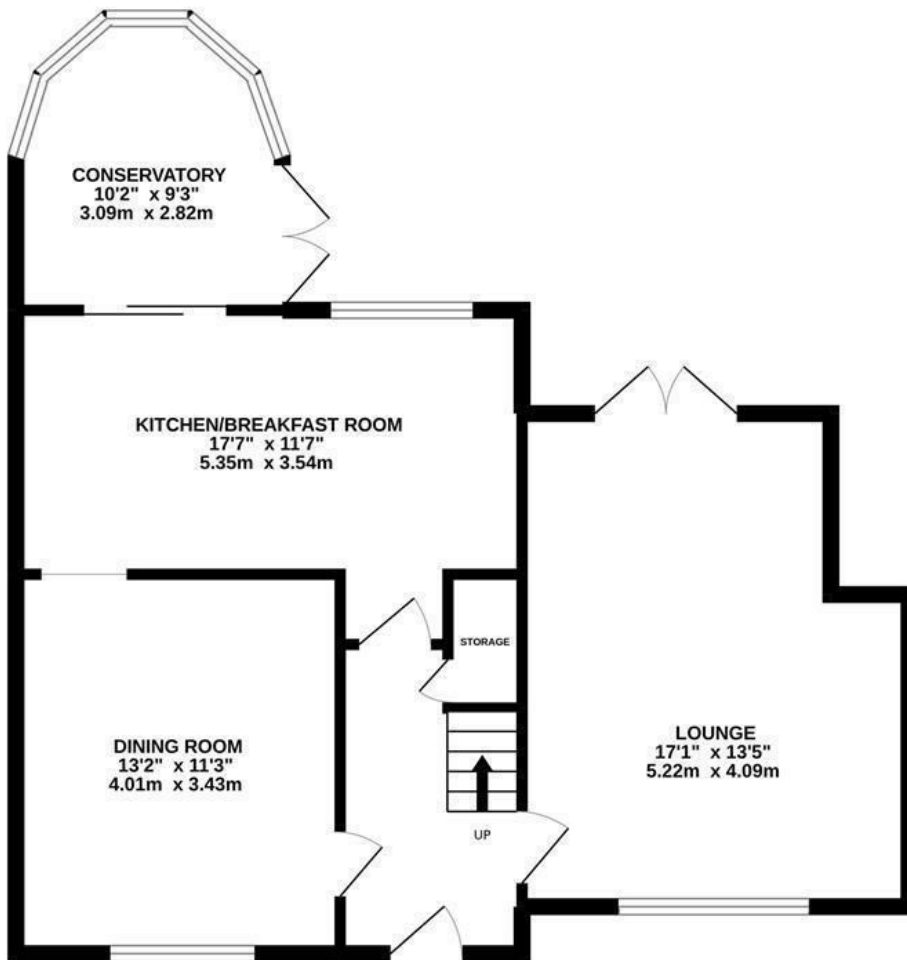
Fitted to comprise of a three piece suite consisting of a low level pedestal, low level hand wash basin, P shaped panel with overhead system shower, radiator, double glazed window to rear elevation.

Outside

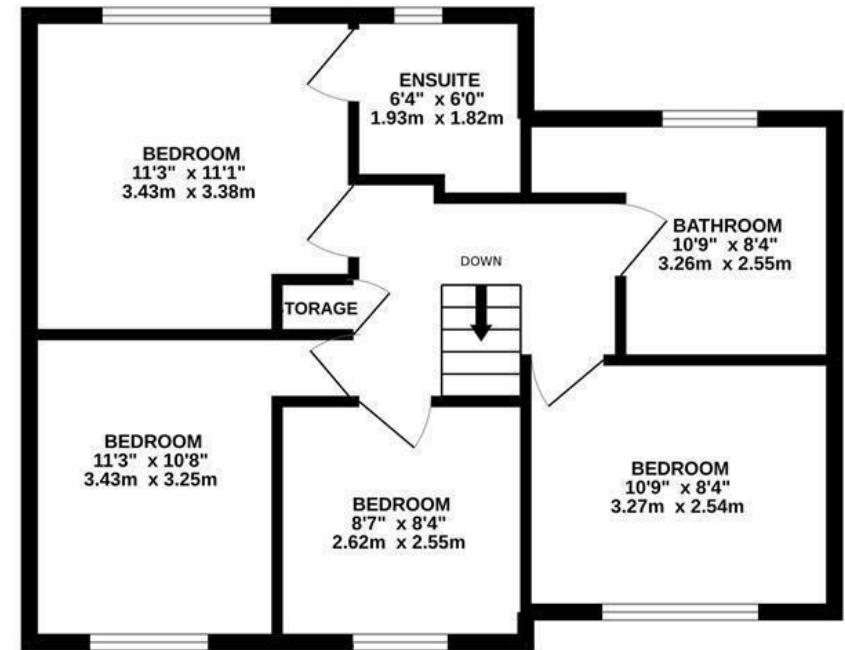




GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 1246 sq.ft. (115.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Front - A mixture of Low maintenance laid lawn accompanied with shrubbery and pebble dash, enclosed by low level brick walling.

Rear - A landscaped garden consisting of a patio seating area, low maintenance laid lawn, mature shrubbery and planting surround with pebble dash and a block paved pathway leading to parking area/garage enclosed to all sides by timber fencing.

Garage/Workshop - Up and over garage door, window to rear elevation, block paved driveway with steel gates.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC