



12 Kingsbrook, Corby, NN18 9HY



**STUART  
CHARLES**  
ESTATE AGENTS

# £365,000

\*\*\* POTENTIAL TO EXTEND \*\*\* Stuart Charles are delighted to offer FOR SALE with NO CHAIN this THREE/FOUR bedroom detached home located in this in demand street in Corby. Having previously been granted planning permission for a two Storey extension this home is situated a short walk from Kingswood secondary academy, multiple primary schools, King's wood nature reserve (LNR) and Greenhill rise shopping area as well as Morrisons an early viewing is recommended to avoid missing out on this home. The accommodation on offer comprises to the ground floor of an extended entrance hall with built in storage, a modern guest W.C, bedroom four/study, lounge, separate dining room, modern kitchen, conservatory, utility room and a ground floor three piece shower room. To the first floor which features a rebuilt staircase are three good sized bedrooms and a three piece family bathroom, the master bedrooms features a three piece en-suite while bedrooms one and two also feature built in wardrobes. Outside to the front a large laid lawn with several mature planting areas leads onto a large driveway which provides off road parking for multiple vehicles and leads to a double garage with Ev charger. To the rear a large extended patio area features multiple planting areas and features a timber shed and green house both power connected and this leads onto a laid lawn and low maintenance slate area which also features several planting areas, double gates for access and is enclosed by timber fencing to all sides. Call now to view!!.

- NO CHAIN
- LOUNGE AND CONSERVATORY
- LARGE CONSERVATORY AND GROUND FLOOR SHOWER ROOM
- THREE GOOD SIZED ROOMS, MASTER BEDROOM WITH THREE PIECE EN-SUITE
- CLOSE TO PRIMARY AND SECONDARY SCHOOLS
- PREVIOUS PLANNING PERMISSION WAS GRANTED FOR A TWO STOREY EXTENSION
- MODERN KITCHEN WITH SEPARATE DINING ROOM AND UTILITY ROOM
- OFFICE/BEDROOM FOUR ON GROUND FLOOR
- OFF ROAD PARKING FOR MULTIPLE VEHICLES AND DOUBLE GARAGE
- WALKING DISTANCE TO NATURE RESERVE, MULTIPLE SHOPS AND MAIN BUS LINKS

## Entrance Hall

17'57 max x 10'76 (5.18m max x 3.05m)

Entered by twin double glazed doors with privacy shades, radiator, two storage cupboards, stairs rising to first floor landing, doors to:

## Guest W.C

Fitted to comprise a two piece suite consisting of a low level pedestal, low level wash hand basin, extractor

## Bedroom Four/Office

10'54 x 10'39 (3.05m x 3.05m)

Double glazed window to front elevation, radiator.

## Lounge

18'35 x 11'4 (5.49m x 3.45m)

Double glazed French doors to side elevation, bi-fold double glazed doors to conservatory, radiator, tv point.

## Dining Room

11'66 x 10'75 (3.35m x 3.05m)

Double glazed bi-fold doors to conservatory, radiator, doors to:

## Conservatory

19'39 x 11'04 (5.79m x 3.45m)

With power and light connected, double doors to garden.







### Kitchen

11'87 x 11'63 (3.35m x 3.35m)

Fitted to comprise a range of base and eye level units with a one and a half bowl steel sink and drainer, ceiling spotlights, electric hob with extractor, electric oven, space for free standing fridge/freezer, double glazed window to rear elevation, door to:

### Utility Room

7'4 x 6'22 (2.24m x 1.83m)

Fitted base and eye level units with plumbing for washing machines, Dishwasher, space for tumble dryer, double glazed door to side elevation.

### Shower Room

7'41 x 4'91 (2.13m x 1.22m)

Fitted to comprise a three piece suite consisting of a walk in double shower cubicle with electric shower, low level wash hand basin, low level pedestal, electric heater, double glazed window to rear elevation.





### First Floor Landing

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

### Bedroom One

13'85 x 11'6 (3.96m x 3.51m)

Built in wardrobes, radiator, double glazed window to rear elevation, door to:

### En-Suite

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

### Bedroom Two

10'7 x 9'9 (3.23m x 2.97m)

Double glazed window to rear elevation, radiator, built in wardrobes.

### Bedroom Three

9'45 x 7'63 (2.74m x 2.13m)

Double glazed window to front elevation, radiator.





## Bathroom

9'45 x 7'63 (2.74m x 2.13m)

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

## Outside

Front: A large laid lawn with mature planting spaces leads onto a large driveway which provides off road parking for multiple vehicles and leads to a double garage.

Garage: With two up and over doors, power and lighting connected, wall mounted combi boiler, pedestrian door to garden, EV charging point.

Rear: A large extended patio leads onto several planting areas, a timber shed and green house both are connected with power, a laid lawn is located to the side which leads onto a low maintenance slate area with further raised planting areas, the









whole garden is enclosed by timber fencing to all sides and feature double gated access to the side.

| 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>                                                                                                                                        |         |           |
| (1-20) <b>G</b>                                                                                                                                         |         |           |
| Not energy efficient - higher running costs                                                                                                             |         |           |
| <b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>  |         |           |