



340 Willow Brook Road, Corby, NN17 2TP

## £199,950

Situated in the popular Lodge park area of Corby is this three bedroom family home located perfectly near multiple schools, shops and the town centre. as well as open green space. An early viewing is recommended to avoid missing out this home due to its position in this highly sought after area. The accomodation comprises to the ground floor of an entrance porch, entrance hall, large lounge/diner, modern kitchen and a conservatory. To the first floor are three bedrooms, a two piece modern double shower room and a separate W.C. Outside to the front is a low maintenance driveway which provides off road parking for multiple vehicles. To the rear the garden has been laid with low maintenance Indian sandstone and is enclosed by timber fencing to all sides. Call now to view!!!.

- LARGE LOUNGE/DINER
- LARGE CONSERVATORY
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- TWO PIECE MODERN SHOWER ROOM WITH SEPERATE W.C
- CLOSE TO SHOPS AND TOWN CENTRE
- MODERN KITCHEN
- LOW MAINTENANCE FRONT AND REAR GARDENS
- THREE BEDROOMS
- WALKING DISTANCE TO WOODNEWTON AND ROWLETT SCHOOLS AS WELL AS LODGE PARK AND CTS SCHOOLS
- PERFECTLY LOCATED NEAR BUS ROUTES TO TOWN CENTRE AND TRAIN STATION

### Porch

Entered via a double glazed door, storage cupboard, doors to:

### Entrance Hall

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

### Lounge/Diner

20'2 x 13'2 (6.15m x 4.01m)  
Double glazed window to rear

elevation, two radiators, Tv point, telephone point, double glazed French doors to conservatory, door to kitchen.

### Conservatory

12'2 x 11'1 (3.71m x 3.38m)  
With brick built base, fully double glazed, French doors to garden.

### Kitchen

20'5 x 7'10 (6.22m x 2.39m)  
Fitted to comprise a range of base and







eye level units with a single sink and drainer, space for free standing gas/electric cooker, space for automatic washing machine, space for condensing dryer, space for free standing fridge/freezer, under stairs storage, double glazed door to porch, double glazed window and door to rear elevation.

### First Floor Landing

Loft access, storage cupboard, stairs rising from ground floor, doors to:

### Bedroom One

13'1 x 10'1 (3.99m x 3.07m)

Double glazed window to front elevation, radiator, built in wardrobe.





### Bedroom Two

12'10 x 7'11 (3.91m x 2.41m)

Double glazed window to front elevation, radiator, built in wardrobe with combi boiler.

### Bedroom Three

10'0 x 7'0 (3.05m x 2.13m)

Double glazed window to front elevation radiator, wardrobe.

### Shower Room

5'5 x 4'10 (1.65m x 1.47m)

Fitted to comprise a two piece suite consisting of a double shower cubicle, low level wash hand basin, radiator, double glazed window to elevation.





## W.C

Fitted with a low level pedestal and double glazed window to rear elevation.

## Outside

Front: a large driveway provides off road parking for multiple vehicles and is enclosed by timber fencing to all sides.

Rear: A low maintenance garden is laid with indian sandstone and is enclosed by timber fencing to all sides.







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) A			
(81-91) B			
(69-80) C		76	82
(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	