



29 Hobby Drive, Corby, Northamptonshire, NN17 5FG



# £435,000

Situated on this in demand street is this modernised FOUR DOUBLE BEDROOM DETACHED family home. Located a short walk away from the primary and secondary school as well as the shopping parade an early viewing is recommended to avoid missing out on this home. The accomadation comprises to the ground floor of a large entrance hall, study, refitted kitchen/breakfast room, separate dining room, utility room/W.C and lounge with media wall overlooking the garden. To the first floor are four double bedrooms and a refitted three piece family bathroom, the master bedroom also features a refitted en-suite and built in wardrobes. Outside to the front is an extended block paved driveway that provides off road parking for multiple vehicles with low maintenance borders, an EV charging point, side access to the garden and access to the garage. To the rear this landscaped garden features a large raised patio area partially covered by a pergola and leading down to a low maintenance artificial lawn and large decking area with raised planting beds. The garage has been converted to a games room/family room with power and lighting and can be used for a multitude of purposes. Call now to view!!.

- FULLY MODERNISED
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- LOUNGE WITH MEDIA WALL AND OVER LOOKING OVER THE LANDSCAPED GARDEN
- SEPERATE DINING ROOM AND STUDY
- CLOSE TO PRIMARY/SECONDARY SCHOOLS AND LOCAL SHOPS
- FOUR DOUBLE BEDROOMS
- GARAGE CONVERTED TO FAMILY ROOM BUT CAN BE USED FOR MULTIPLE PURPOSES
- REFITTED KITCHEN WITH INTEGRAL APPLIANCES
- RE-FITTED EN-SUITE TO MASTER AND REFITETD BATHROOM
- CLOSE TO MAIN BUS LINKS AND LOCAL ENTERPRISE CENTRE

## Entrance Hall

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

## Study

8'11 x 8'5 (2.72m x 2.57m)

Double glazed window to front elevation, radiator, Telephone point.

## Utility Room/W.C

8'5 x 6'5 (2.57m x 1.96m)

Fitted to comprise a base level units with

individual storage compartments to one side and with plumbing for an automatic washing machine, space for tumble dryer, radiator, low level wash hand basin, low level wash hand basin, double glazed window to side elevation.

## Kitchen/Breakfast Room

15'5 x 12'7 (4.70m x 3.84m)

Refitted to comprise a range of base and eye level units with a single sink and drainer, five ring gas hob with extractor, two electric ovens, integrated













dishwasher, space for free standing American fridge/freezer, breakfast bar, radiator, double glazed window to front elevation, double doors to dining room,

### Dining Room

12'6 x 10'5 (3.81m x 3.18m)

Double glazed French doors to rear elevation, radiator, door to lounge.

### Lounge

15'5 x 12'7 (4.70m x 3.84m)

Media wall, Tv point and telephone point, radiator, door to hallway and to dining room.

### First Floor Landing

Loft access, storage cupboard, doors to:









### Bedroom One

15'3 x 12'1 (4.65m x 3.68m)

Two double glazed windows to front elevation, radiator, Tv point, built in wardrobe.

### En-Suite

Fitted to comprise a three piece suite consisting of a mains feed waterfall shower cubicle, low level wash hand basin, low level pedestal, radiator, extractor fan.

### Bedroom Two

13'1 x 10'11 (3.99m x 3.33m)

Double glazed window to front elevation, radiator.

### Bedroom Three

15'5 x 8'11 (4.70m x 2.72m)

Double glazed window to rear elevation, radiator.









## Bedroom Four

12'6 x 8'4 (3.81m x 2.54m)

Double glazed window to rear elevation, radiator.

## Bathroom

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.

## Outside

Front: A large block paved driveway provides off road parking for multiple vehicles and features low maintenance slate boarders, EV charging point, gated access to the rear elevation and garage.

Garage: With up and over door, power and light











Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property





connected, space for fridge/freezer, loft space.

Rear: Having been fully landscaped this garden comprises a large patio area is covered by a pergola and and this leads down to an artificial lawn and decking area while the garden is enclosed by timber fencing to all sides and has a large timber shed located to the side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	84	
(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		
England & Wales		EU Directive 2002/91/EC