



11 Brisbane Gardens, Corby, NN18 9JW



**STUART
CHARLES**
ESTATE AGENTS

£349,950

Situated in this sought after cul de sac is this rarely available THREE bedroom detached family home located on a larger than average plot in the popular Kingswood area of Corby. With several primary and secondary schools in walking distance and Morrisons superstore close as well as multiple shops an early viewing is recommended to avoid missing out on this home. The accomodation comprises to the ground floor of an entrance hall, guest W.c, dining area, lounge, conservatory, kitchen and utility area. To the first floor are three good sized bedrooms and a modern refitted thee piece bathroom suite, Outside to the front is a laid lawn with mature planting areas an this leads to a driveway which provides off road parking and leads to the garage. To the rear a a large patio area leads up onto a large laid lawn which is divided into several areas comprising a further patio area, a low maintenance gravel area and several private areas to enjoy the space. Call now to view!!.

- MODERN KITCHEN
- LARGE LOUNGE
- MODERN THREE PIECE BATHROOM AND GUEST W.C
- OFF ROAD PARKING AND TANDEM LEFT GARAGE
- CLOSE TO MORRISONS AND MULTIPLE SHOPPING AREAS
- DINING AREA AND CONSERVATORY
- THREE GOOD SIZED BEDROOMS
- LARGER THAN AVERAGE PLOT WITH POTENTIAL TO EXTEND
- CLOSE TO MULTIPLE PRIMARY AND SECONDARY SCHOOLS
- SOLAR PANELS RETURN QUARTELY FEED IN TARIFF.

Entrance Hall

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

Guest W.C

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

Lounge

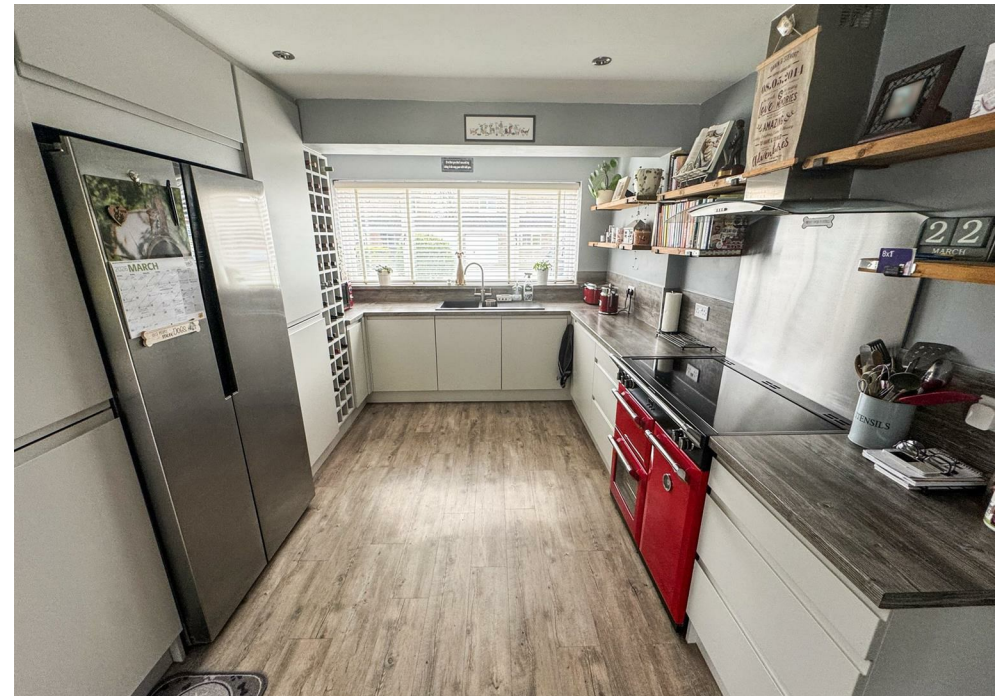
18'0 x 10'0 (5.49m x 3.05m)

Double glazed window to front elevation, radiator, Tv point, telephone point, double glazed patio doors to conservatory.

Dining Area

12'0 x 8'0 (3.66m x 2.44m)

Double glazed Bi fold doors to rear elevation, radiator, door from hallway.







Conservatory

13'1 x 12'0 (3.99m x 3.66m)

Brick built base, radiator, double glazed windows and doors to side elevation.

Kitchen

12'0 x 10'0 (3.66m x 3.05m)

Fitted to comprise a range of base and eye level units with a single sink and drainer, space for electric range cooker, space for American fridge/freezer, double glazed window to front elevation, integrated dishwasher, large wine rack, ceiling spotlights, door to garage, archway to:





Utility Area

5'0 x 5'0 (1.52m x 1.52m)

With base level storage, plumbing for automatic washing machine.

First Floor Landing

Loft access, airing cupboard, two storage cupboards, doors to:

Bedroom One

15'8 x 9'0 (4.78m x 2.74m)

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





Bedroom Two

10'6 x 10'2 (3.20m x 3.10m)

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

Bedroom Three

11'0 x 6'6 (3.35m x 1.98m)

Double glazed window to front elevation, radiator.

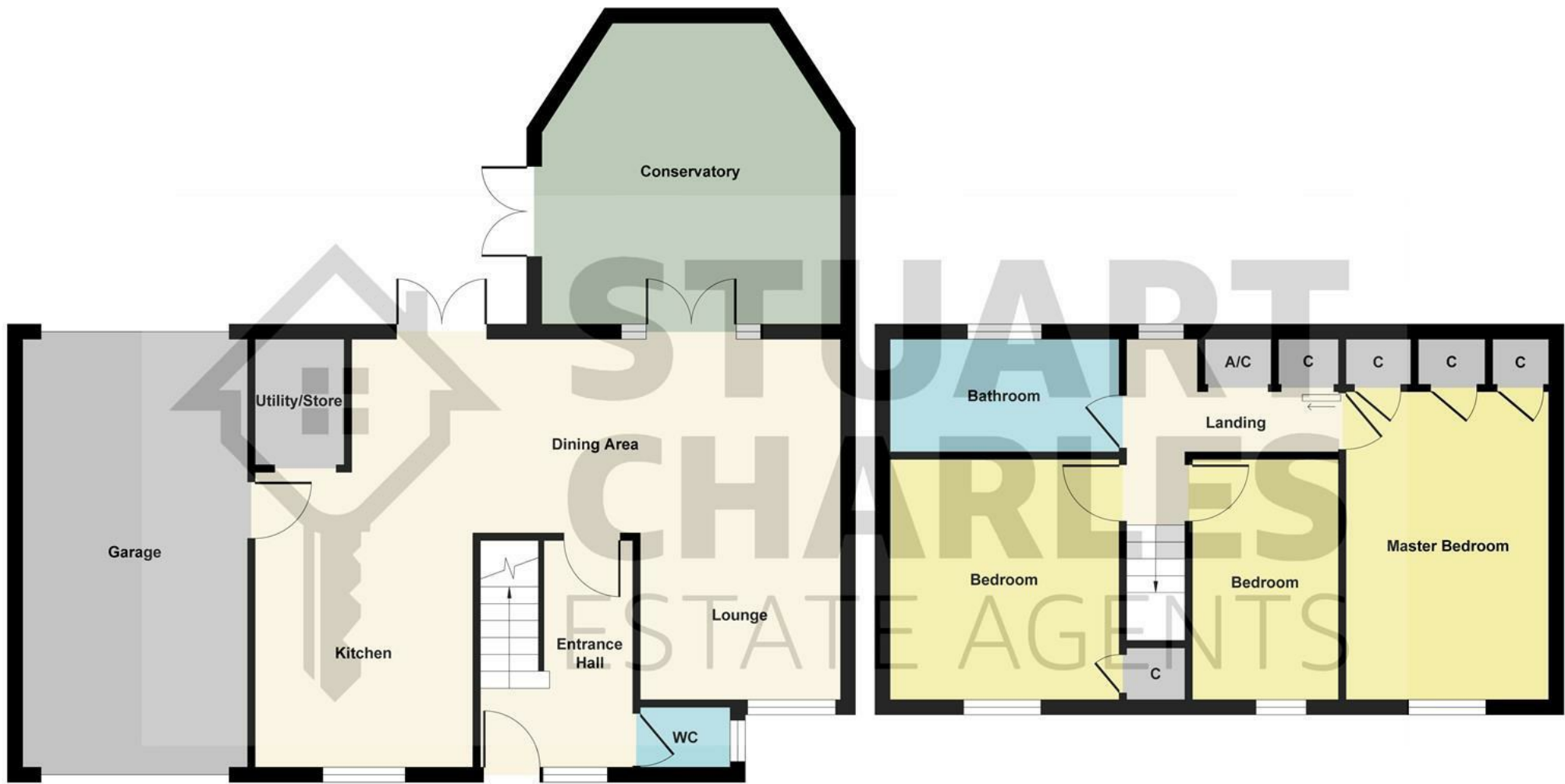
Bathroom

10'0 x 6'6 (3.05m x 1.98m)

Fitted to comprise a three piece suite with a panel bath featuring a electric feed shower over, low level pedestal, low level wash hand basin, radiator, double glazed window to rear elevation.







Ground Floor

First Floor

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

Produced by Elements Property



Outside

Front: A low maintenance lawn area features mature planting area's and this leads to a driveway and garage, EV charging.

Garage: 19'0 x 10'0: With electric roller door, power and light connected, double door to rear elevation.

Total Floor Area
128 square metres

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	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	