



61 Clarendon Close, Corby, NN18 8DQ



**STUART
CHARLES**
ESTATE AGENTS

£329,995

Offered FOR SALE with in the popular Village of Little Stanion is this FOUR BEDROOM DETACHED family home. Situated on an enviable position and a short walk to the primary school and shops and green spaces an early viewing is recommended to avoid missing out on this home. The accomadation on offer comprises to the ground floor of a large entrance hall, W.C, open plan kitchen/diner with breakfast Island and a large dual aspect lounge with media wall. To the first floor are four good sized bedrooms and a three piece family bathroom, the master bedroom also benefits from a three piece en-suite shower room and fitted wardrobes. Outside to the front is low maintenance laid lawn which leads around to a driveway which provides off road parking for multiple vehicles and this leads to a garage. To the rear a patio area leads onto a laid lawn and has a timber shed and gated access to the driveway wile a pedestrian door allows access to the garage. Call now to view!!.

- OPEN PLAN KITCHEN/DINER
- LARGE LOUNGE WITH MEDIA WALL
- THREE PIECE FAMILY BATHROOM
- OFF ROAD PARKING FOR MULTIPLE VEHICLES AND GARAGE
- CLOSE TO MAIN BUS LINKS AND OPEN GREEN SPACES
- UTILITY ROOM AND W.C
- FOUR GOOD SIZE BEDROOMS
- THREE PIECE EN-SUITE
- WALKING DISTANCE TO PRIMARY SCHOOL AND SHOPS
- 5 MINUTE DRIVE TO CORBY TRAIN STATION AND PHOENIX PARKWAY

Entrance Hall

Entered via a double glazed door, radiator, under stairs storage, 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 front elevation.

Lounge

19'1 x 11'1 (5.82m x 3.38m)

Double glazed window to front elevation, double glazed French doors to rear elevation, two radiators, Tv point, telephone point.

Kitchen/Diner

20'0 x 11'1 (6.10m x 3.38m)

Fitted to comprise a range of base and eye level units with one and a half bowl steel sink and drainer, gas hob with







extractor, double electric oven, space for American Fridge/Freezer, space for dishwasher, double glazed window to side elevation, double glazed window to front elevation, radiator, door to:

Utility Room

Fitted with eye level units, wall mounted boiler, space for automatic washing machine, space for tumble dryer, radiator, door to side elevation.

First Floor Landing

Loft access, airing cupboard, galleried landing, doors to:





Bedroom One

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

Double glazed window to side elevation, built in triple wardrobes, TV point, radiator, telephone point.

En-Suite

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

Bedroom Two

11'11 x 9'1 (3.63m x 2.77m)

Double glazed window to side elevation, radiator.





Bedroom Three

10'0 x 8'1 (3.05m x 2.46m)

Double glazed window to front elevation, radiator.

Bedroom Four

10'1 x 7'1 (3.07m x 2.16m)

Double glazed window to front elevation, radiator.

Bathroom

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

Outside

Front: A low maintenance laid lawn leads to a





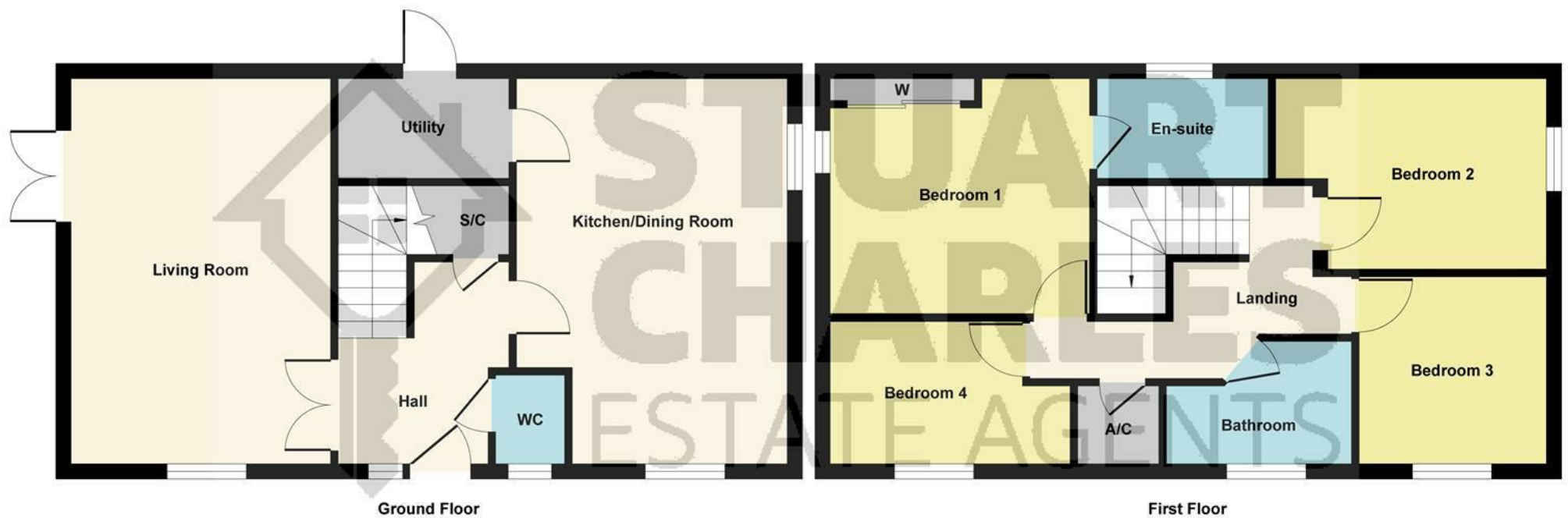


Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



driveway which provides off road parking for multiple vehicles and this leads to garage.

Garage: With an electric garage door, pedestrian door to garden.

Rear: A patio area leads onto a laid lawn and has gated access to the side elevation.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	83
(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		