



Arnold Drive, Corby

**STUART
CHARLES**
ESTATE AGENTS

£360,000

An exceptional example of the highly regarded four-bedroom detached "Lincoln" by Barratt Homes, this beautifully presented family residence offers an outstanding balance of style, comfort, and practicality, perfectly tailored to the demands of contemporary living. Occupying an enviable position overlooking an attractive open green space, bordered by established trees and shrubs, the property enjoys a delightful sense of openness and tranquillity rarely found on modern developments.

Thoughtfully designed throughout, the accommodation extends to spacious and versatile living areas ideally suited to both everyday family life and formal entertaining. The heart of the home is undoubtedly the impressive open-plan kitchen and dining area, beautifully arranged to create a sociable and functional environment. Flooded with natural light, this superb space features French doors opening directly onto the rear garden, seamlessly connecting indoor and outdoor living during the warmer months. The generous lounge provides an elegant yet welcoming setting in which to relax, while a separate multi-functional reception room offers flexibility to be used as a study, family room, playroom, or formal dining room depending on individual requirements. A useful downstairs WC further enhances the practicality of the ground floor layout.

To the first floor, the property continues to impress with four well-proportioned bedrooms, all thoughtfully arranged around a central landing. The principal bedroom benefits from fitted storage and a stylish en suite shower room, creating a comfortable private retreat. The remaining bedrooms are served by a contemporary family bathroom finished to a high standard.

Externally, the property enjoys a private enclosed rear garden, ideal for children, pets, and outdoor entertaining, together with a detached garage and driveway providing ample off-road parking. The attractive front outlook across landscaped green space further elevates the appeal.

- NO ONWARD CHAIN.
- Highly desirable Priors hall development.
- Single garage with driveway for two cars.
- Large kitchen Diner with Patio door access to the garden.
- Walled rear garden with social zoning.
- Four Bedrooms.
- Close to all amenities to include local schooling.
- Separate Family room.
- Views over green area.
- Immaculately Presented.

Entrance Hall

Double glazed entrance door leading to Day room, Lounge and Kitchen Diner.

Dining room/Day room

10'9" x 9'8" (3.30 x 2.97)

Currently used as a day room with double glazed window to front elevation

Guest WC.

Guest cloakroom with low level cistern and hand basin.

Kitchen/Family/Dining.

15'1" x 15'1" (4.62 x 4.60)

A Large open plan kitchen/diner with low level and eye level units to include built in appliance.

Patio doors to garden.

Lounge

16'10" x 10'2" (5.15 x 3.11)

Dual elevation lounge with patio doors to garden and bay window to front.

First floor Landing.







Bedroom One.

15'1" x 10'0" (4.62 x 3.05)

Master suite with access to ensuite ,window to front elevation and built in wardrobes.

En Suite

6'9" x 3'10" (2.07 x 1.19)

Fitted with shower cubicle,low level cistern and wash basin, window to front elevation.

Bedroom Two.

18'1" x 8'9" (5.53 x 2.68)

Double room with window to front elevation.





Bedroom Three.

12'2" x 9'9" (3.71 x 2.98)

Double room with window to rear elevation.

Bedroom Four

7'0" x 7'5" (2.15 x 2.27)

Currently used as a dressing room with built in wardrobes and dressing table, double glazed window to rear,

Outside.

Front; Bordered front and side garden with path to the front door and planted with shrubs and laid to lawn.

Rear; Garden predominantly laid to lawn with separate social and patio areas with gate to the



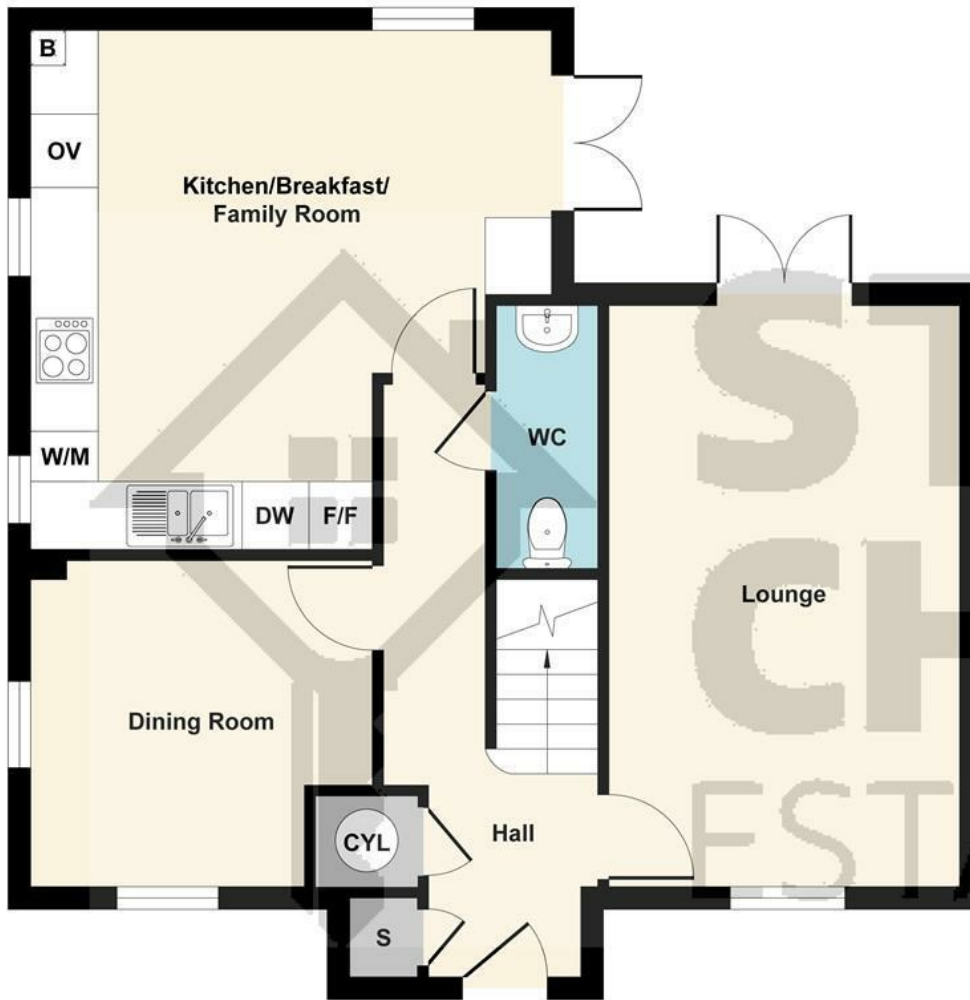


driveway and garage.

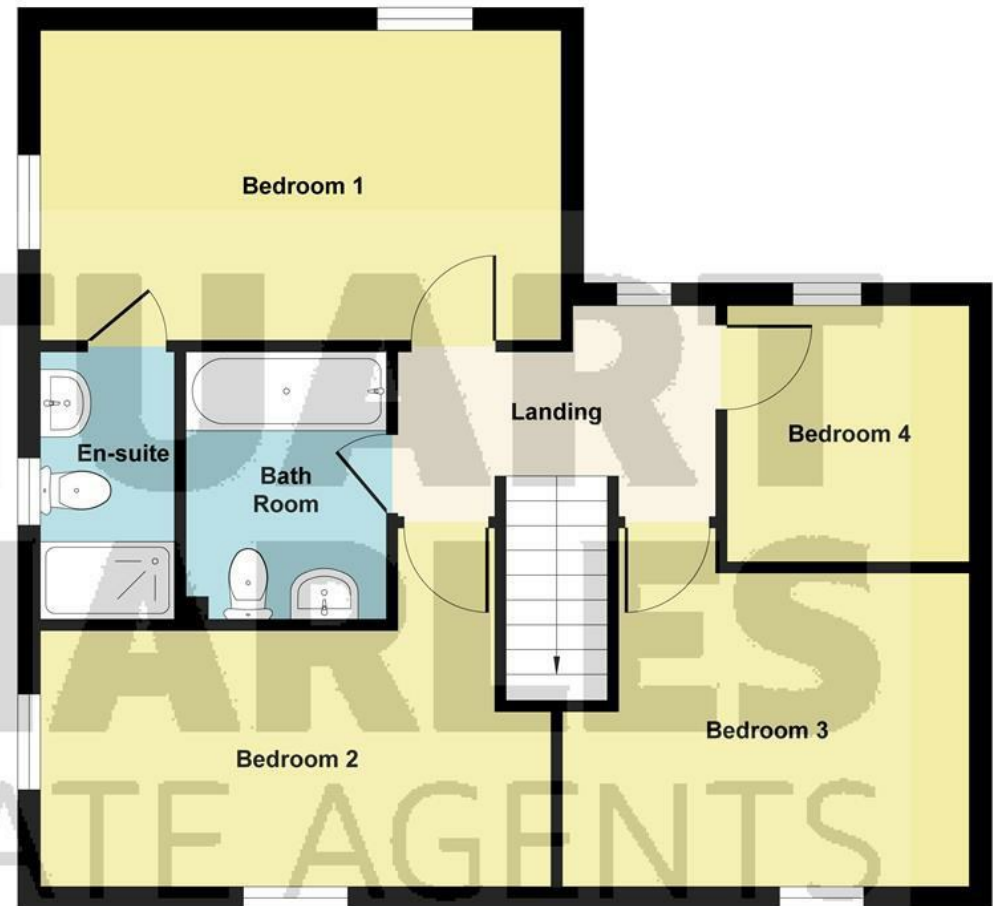
Garage and driveway for two cars to the rear.







Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-40) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC