



Landseer Court, Corby

**STUART  
CHARLES**  
ESTATE AGENTS

# £165,000

Situated in a popular town centre location and tucked away within a pleasant cul-de-sac, this well-presented three-bedroom family home is offered to the market with the added benefit of no onward chain.

The accommodation comprises an entrance porch leading into a spacious living/dining room, providing an ideal space for both everyday living and entertaining, alongside a modern fitted kitchen. To the first floor are two generous double bedrooms, a well-proportioned single bedroom, a refitted shower room, and a separate WC.

Externally, the property benefits from a fully landscaped, low-maintenance rear garden, offering an attractive outdoor space that can be enjoyed throughout the year. Communal on-street parking is available nearby.

Conveniently located close to local amenities, shops, schools and transport links, this property would make an ideal first-time purchase, family home or investment opportunity.

Early viewing is highly recommended.

- NO CHAIN!
- LARGE DUAL ASPECT LOUNGE/DINER
- UTILITY ROOM
- LOW MAINTENANCE REAR GARDEN
- WALKING DISTANCE TO SCHOOLS
- THREE DOUBLE BEDROOMS
- MODERN FITTED KITCHEN
- TWO PIECE BATHROOM WITH SEPERATE W.C
- CLOSE TO THE TOWN CENTRE
- COUNCIL TAX BAND A

## Entrance Porch

Entered via a double glazed door, door to:

## Lounge / Diner

10.05 x 21.01 (3.05m.1.52m x 6.40m.0.30m)

Double glazed window to front elevation, double glazed patio doors to rear elevation, radiator, tv point, telephone point, door to:

## Kitchen

9.11 x 11.09 (2.74m.3.35m x 3.35m.2.74m)

Fitted to comprise a range of base and eye level units with a single sink and drainer, hob with extractor, electric oven, double glazed window to rear, door leading to rear garden, the kitchen door also leads to both the utility & the inner hallway







### Inner hallway

entered via kitchen, doorway leading to Utility room and stairs leading to first floor landing.

### Utility Room

6.02 x 9.02 (1.83m.0.61m x 2.74m.0.61m)

space for automatic washing machine and tumble dryer, door to under stairs storage cupboard, UPVC door to front of property.

### Bedroom One

11.07 x 11.09 (3.35m.2.13m x 3.35m.2.74m)

Double glazed window to rear elevation, radiator.





### **Bedroom Two**

9.00 x 11.02 (2.74m.0.00m x 3.35m.0.61m)

Double glazed window to front elevation, radiator.

### **Bedroom 3**

8.04 x 8.09 (2.44m.1.22m x 2.44m.2.74m)

Double glazed window to rear elevation, radiator.

### **Shower Room**

4.07 x 5.11 (1.22m.2.13m x 1.52m.3.35m)

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





## WC

4.02 x 3.03 (1.22m.0.61m x 0.91m.0.91m)

fitted to comprise a low level pedestal, double glazed window to front elevation.

## Rear Garden

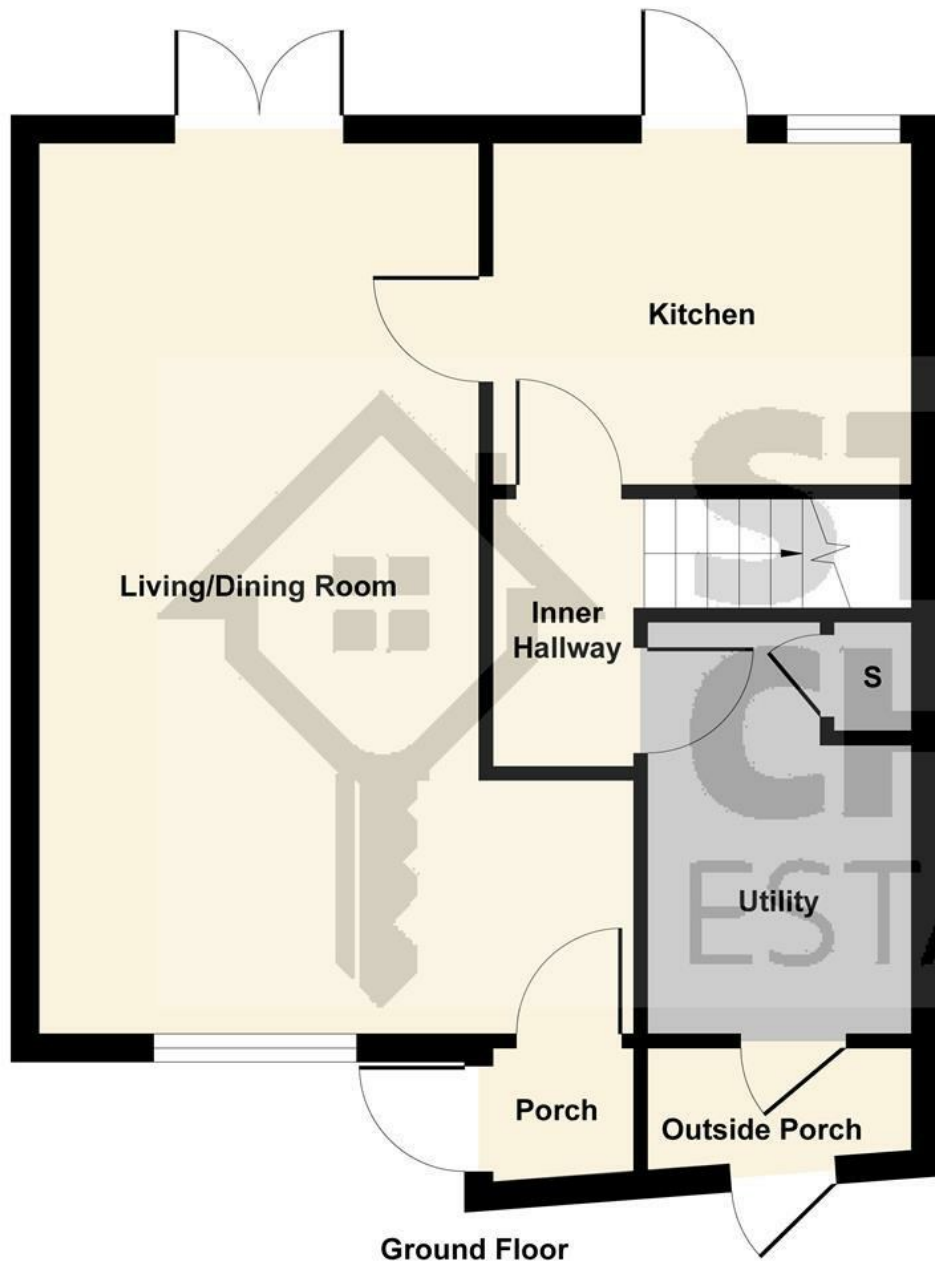
Patio area leading to low maintenance stone garden area, fully enclosed fenced rear garden.

## Outside Front

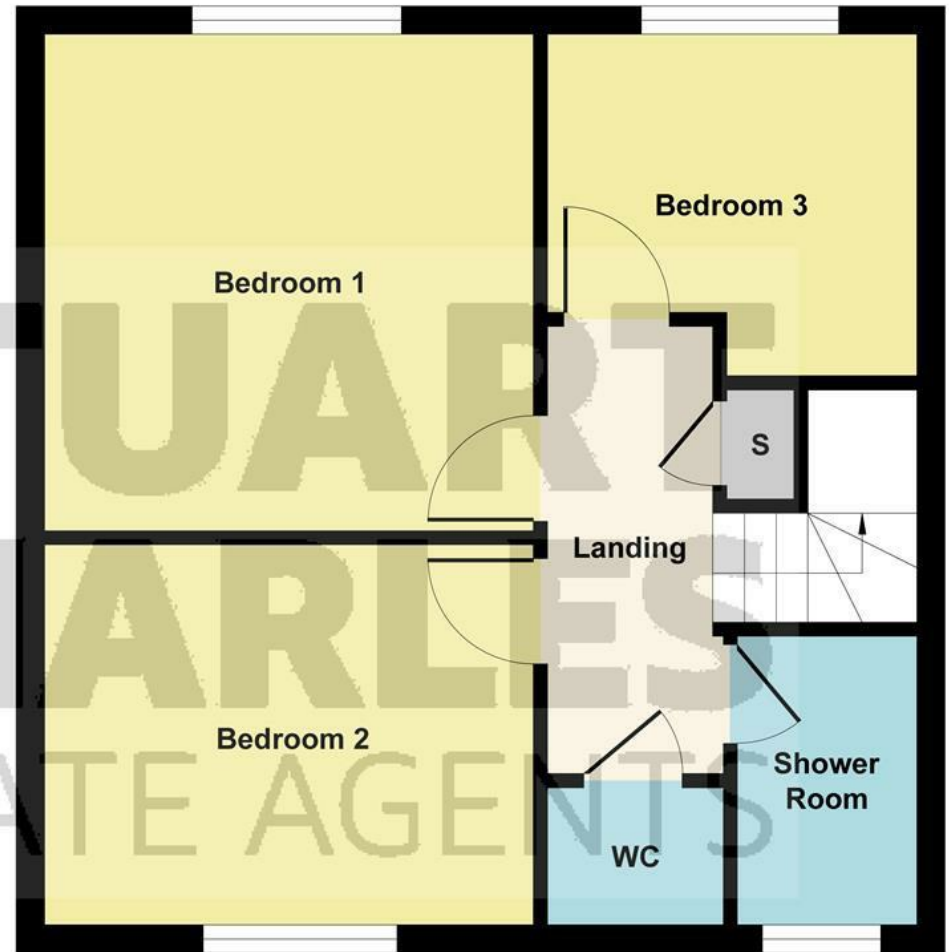
A laid lawn is enclosed by a low level wooden fence.







Ground Floor



First Floor

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		74	80
(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	