



Bognor Road, Corby

**STUART
CHARLES**
ESTATE AGENTS

£260,000

Occupying a pleasant position within a popular residential area, this spacious three-bedroom family home is offered to the market with the added benefit of NO CHAIN.

The accommodation is well-proportioned throughout and briefly comprises an entrance porch leading into a welcoming hallway, a generous bay-fronted living room, an open plan kitchen/diner with direct access to the conservatory and a practical ground-floor wet room.

The conservatory provides valuable additional living space and enjoys attractive views over the rear garden, creating the perfect setting for relaxing or entertaining. The kitchen is fitted with a range of eye and base-level units and offers space for a cooker, fridge/freezer and dining table.

To the first floor are three well-sized bedrooms with a three piece family bathroom fitted with a bath, low-level WC and pedestal wash hand basin.

Externally, the property continues to impress with a fully enclosed rear garden that is predominantly laid to lawn, a large patio area offers an ideal space for outdoor dining and entertaining, while gated side access leads to the front of the property.

Further benefits include off-road parking for up to multiple vehicles, a detached garage, and a useful brick-built outbuilding with power and

- NO CHAIN
- OPEN PLAN KITCHEN/DINER TO REAR
- THREE GOOD SIZE BEDROOMS
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- WALKING DISTANCE TO SCHOOLS
- BAY FRONTED LOUNGE
- CONSERVATORY
- THREE PIECE WET ROOM AND A THREE PIECE FAMILY BATHROOM
- EXTENDED GARAGE/WORKSHOP
- WALKING DISTANCE TO SHOPS AND TRAIN STATION

Entrance Hall

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

Shower Room

Fitted to comprise a three piece suite consisting of a walk in electric feed shower, low level wash hand basin, low level pedestal, radiator, double glazed window to side elevation.

Lounge

14'4 x 10'2 (4.37m x 3.10m)

Double glazed Bay window to front elevation, radiator, Tv point, telephone point,

Kitchen/Diner

Fitted to comprise a range of base and eye level units with a one and a half bowl sink and drainer, electric hob with extractor, electric oven, space for automatic washing machine, space for







free standing fridge/freezer, double glazed window and door to side elevation, archway to:

Conservatory

9'1 x 6'0 (2.77m x 1.83m)

Double glazed doors to rear, space for table.

First Floor Landing

Loft access to partially boarded loft and combi boiler, storage cupboard, doors to:

Bedroom One

10'7 x 10'4 (3.23m x 3.15m)

Double glazed window to front elevation, radiator.





Bedroom Two

11'11 x 10'7 (3.63m x 3.23m)

Double glazed window to rear elevation, radiator.

Bedroom Three

9'7 x 8'6 (2.92m x 2.59m)

Double glazed window to rear elevation, radiator.

Bathroom

7'7 x 5'9 (2.31m x 1.75m)

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

Outside





Front: A large driveway provides off road parking for multiple vehicles and this leads to gated side access.

Side: A hardstanding area leads to a large storage shed and then onto the garden.

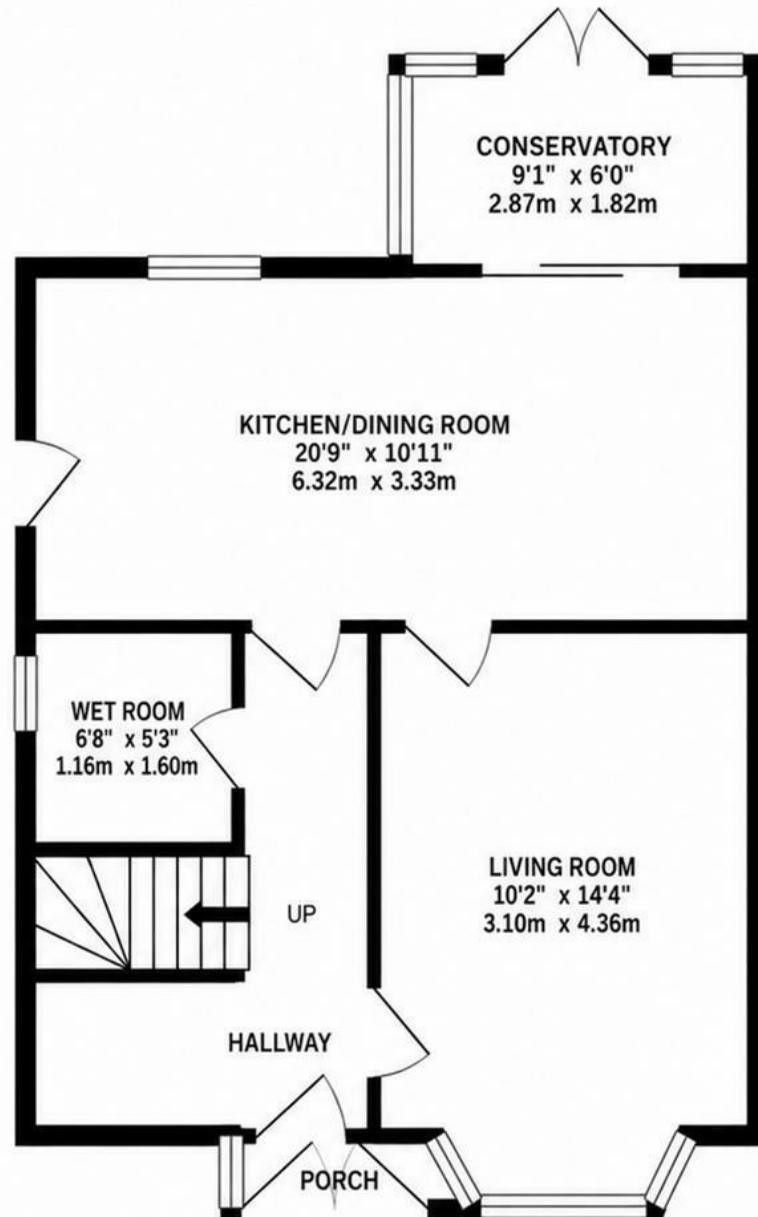
Rear: A large patio area leads onto a laid lawn and to a tiered laid lawn and play area.

Garage: This extended room features power and lighting and lots of storage space.

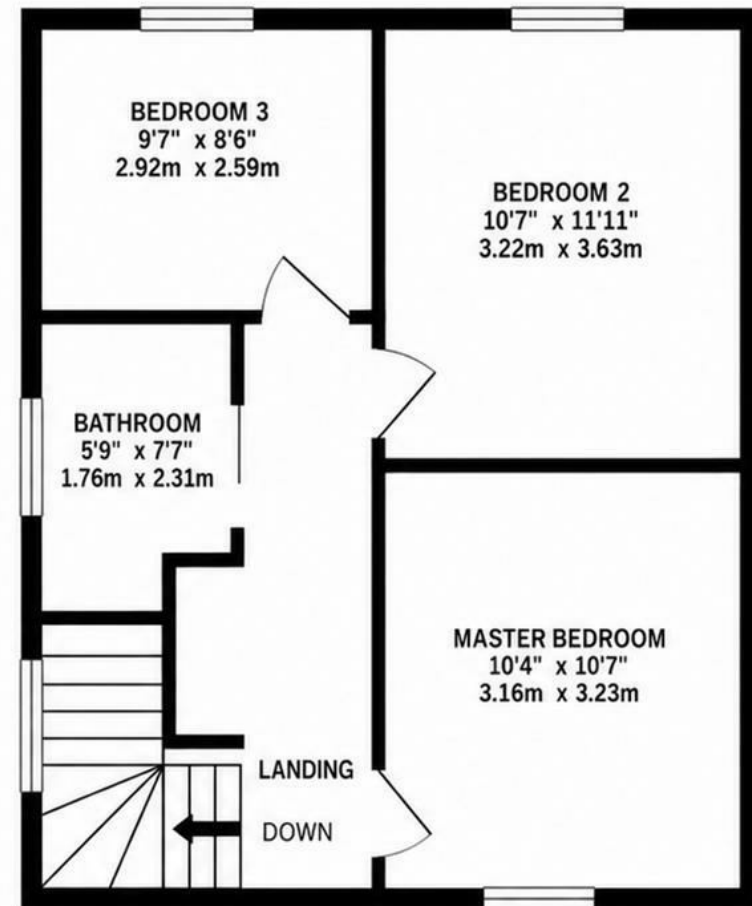




GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.7 sq.m.) approx.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92 plus A		
81-91 B		85
69-80 C		
55-68 D	56	
39-54 E		
21-38 F		
1-40 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		