



Honiton Gardens, Corby

**STUART  
CHARLES**  
ESTATE AGENTS

# £329,950

Situated within a highly sought-after cul-de-sac, this beautifully presented and extended three-bedroom detached family home enjoys a convenient location within walking distance of the town centre, train station, and a selection of well-regarded schools.

The accommodation comprises to the ground floor of an inviting entrance hall, a spacious lounge/dining room, and an extended kitchen/breakfast room, providing excellent living and entertaining space. To the first floor are three well-proportioned bedrooms and a modern three-piece family bathroom.

Externally, the property benefits from a driveway providing off-road parking for multiple vehicles, leading to a garage. To the rear, the landscaped garden features an extended patio area, a raised decking terrace, a well-maintained lawn, and attractive mature planting area's, creating an ideal space for outdoor relaxation and entertaining.

This impressive family home combines stylish presentation with a desirable location, making it an excellent opportunity for a range of buyers call now to view!!.

- LOUNGE/DINER
- THREE BEDROOMS
- OFF ROAD PARKING AND GARAGE
- OPPOSITE GREEN SPACE
- CLOSE TO SHOPS
- KITCHEN/BREAKFAST ROOM
- MODERN BATHROOM SUITE
- GOOD SIZED REAR GARDEN
- CLOSE TO TOWN CENTRE
- CLOSE TO TRAIN STATION AND SCHOOLS

## Porch

### Entrance Hall

Entered via a double glazed door, radiator, understairs storage cupboard, doors to:

### Lounge/Diner

26'5 x 11'5 (8.05m x 3.48m)

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

### Kitchen/Breakfast Room

18'11 x 12'0 (5.77m x 3.66m)

Fitted to comprise a range of base and eye level units with a one and a half bowl sink and drainer, gas hob with extractor, electric oven, integrated dishwasher, wine fridge, integrated washing machine, space for free standing fridge/freezer, double glazed window to side elevation, double glazed door to side elevation, double glazed French doors to rear elevation.







### First Floor Landing

Loft access, airing cupboard with combi boiler, stairs rising from ground floor, double glazed window to side elevation, doors to:

### Bedroom One

13'10 x 9'0 (4.22m x 2.74m)

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

### Bedroom Two

11'7 x 10'10 (3.53m x 3.30m)

Double glazed window to rear elevation, radiator.





### Bedroom Three

9'7 x 7'6 (2.92m x 2.29m)

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

### Bathroom

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

### Outside

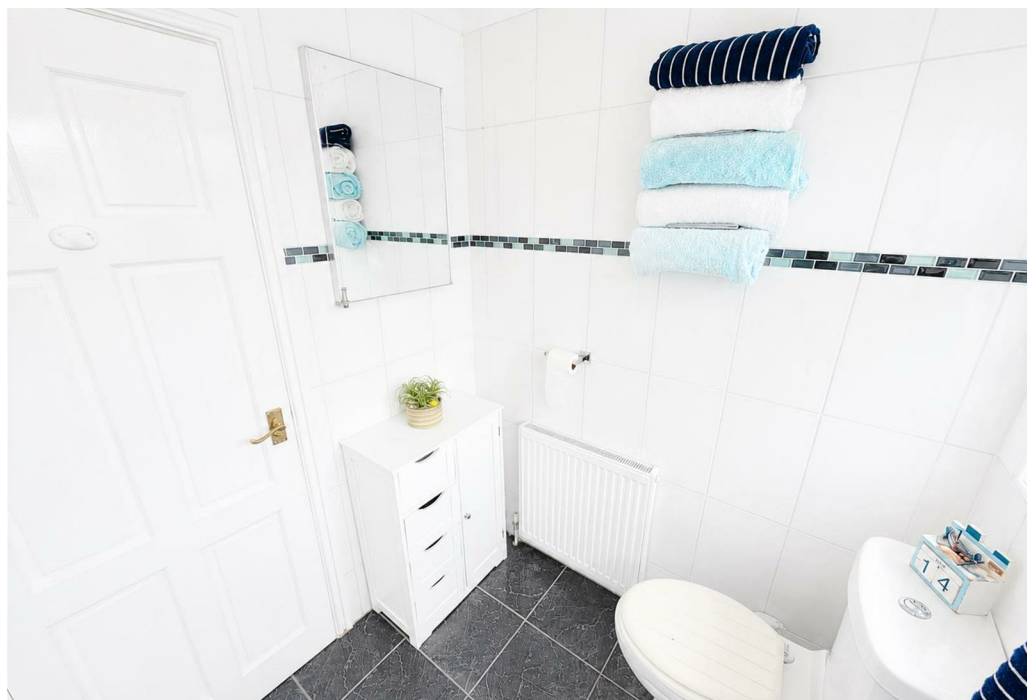
Front: A driveway provides off road parking for multiple vehicles and leads to a garage, a laid lawn is located to the side with mature planting area's and being enclosed by a low level wall.





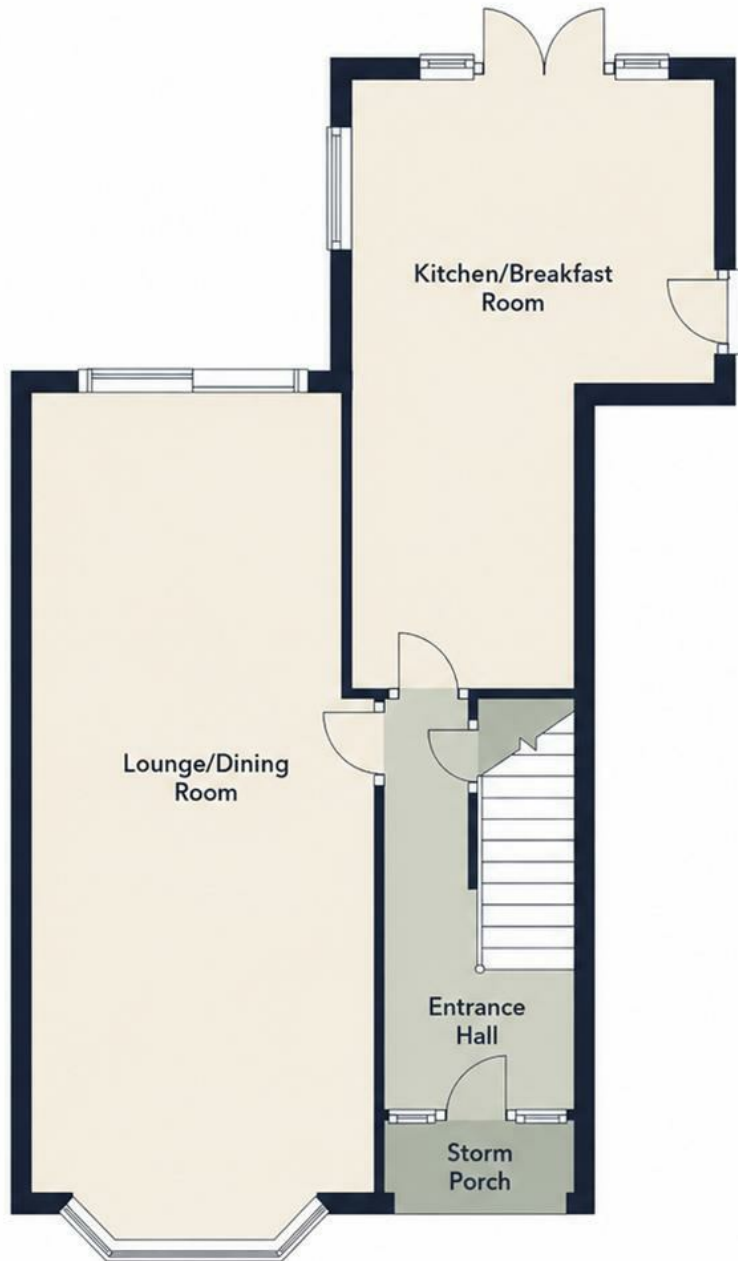
Rear: A large L shaped patio area leads to a raised decking area and steps down to a slate area and laid lawn all enclosed by timber fencing to all sides.

Garage: With up and over door, power and light connected, pedestrian door to rear, integral shed.

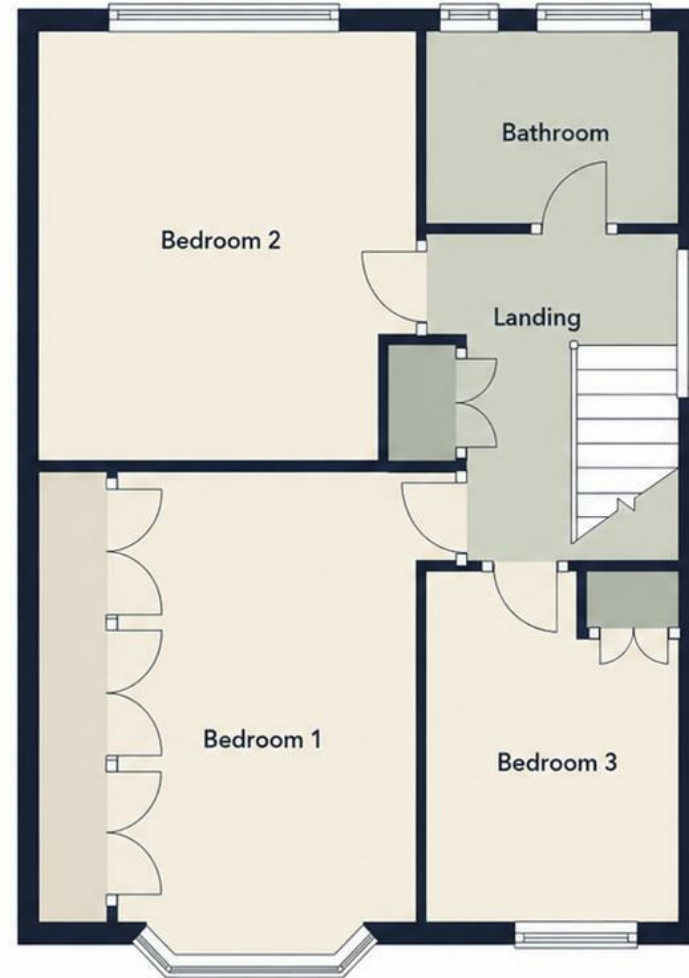




## Ground Floor



## First Floor





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	