

Regal Close, Corby

STUART CHARLES
ESTATE AGENTS

£270,000

Occupying an enviable position, this beautifully presented three-bedroom end property offers spacious and versatile accommodation arranged over three floors. With its attractive setting and thoughtfully designed interior, an internal viewing is highly recommended to fully appreciate all that this impressive home has to offer.

Double glazed and centrally heated throughout, the ground floor welcomes you with a reception hall and convenient cloakroom/WC, before opening into a superb open-plan living, kitchen and dining space – an ideal setting for both everyday family life and entertaining.

To the first floor are two well-proportioned bedrooms together with a stylish family bathroom. The second floor is dedicated to an excellent-sized master bedroom, complete with a wall of fitted wardrobes and the added luxury of en-suite facilities.

Outside, the property continues to impress with established lawned gardens and a patio area, providing an inviting space for outdoor dining and relaxation. A double-width driveway offers convenient off-road parking for two vehicles.

With its desirable location, generous accommodation and excellent presentation, an early viewing is highly recommended to avoid disappointment.



- BEAUTIFULLY PRESENTED 3 BED PROPERTY
- FLEXIBLE LIVING SPACE
- SIDE BY SIDE PARKING FOR TWO VEHICLES
- PERFECT FOR GROWING FAMILIES
- CLOSE TO PARKS AND GREEN SPACES
- OPEN PLAN LIVING SPACE
- EN-SUITE TO MASTER BEDROOM
- ESTABLISHED MODERN DEVELOPMENT
- DESIRABLE LOCATION
- CLOSE PROXIMITY TO LOCAL AMENITIES INCLUDING NURSERYS, SCHOOLS & SHOPS



Entrance Hall

Entered via a double galzed door, stairs rising to first floor landing with cupboards under, radiator, doors to lounge and kitchen, door to:

Guest WC

Fitted to comprise a low level WC, pedestal wash hand basin, tiled splash surround, radiator, extractor fan.

Living/Kitchen/Dining Room

25'6 (max 10'8 (min) x 16' (max) 9' (min) (7.77m (max 3.25m (min) x 4.88m (max) 2.74m (min))
An L-shaped room with the living room having double glazed French doors leading onto the rear garden, two radiators, TV point.

Refitted to comprise a single drainer sink unit with cupboards under, further











range of base and eye level units, worksurfaces, tiled splash surround, integrated oven, hob and extractor fan, dishwasher, washing machine and fridge/freezer, double glazed window to front elevation, radiator, vinyl flooring, double glazed window to front elevation, stairs rising to second floor.



First Floor Landing
Airing cupboard, doors to bedrooms.

Bedroom 2
13' x 9' (3.96m x 2.74m)
Double glazed window to rear elevation, radiator.













Bedroom 3
12'4 x 9' (3.76m x 2.74m)
Double glazed window to front elevation, radiator.

Family Bathroom
Fitted to comprise a panel bath, pedestal wash hand basin, low level WC, tiled splash surround, built in cupboard, double glazed window to rear elevation, extractor fan, heated chrome towel rail.

Second Floor -















Master Bedroom
16'6 (max) 16' (min) x 12'4 (max) 10' (min) (5.03m (max) 4.88m (min) x 3.76m (max) 3.05m (min))
An excellent sized room with double glazed window to front elevation, two radiators, access to loft, fitted wardrobes to one wall, door to:

Ensuite Shower Room
Fitted to comprise a shower cubicle, pedestal wash hand basin and low level WC, tiled splash surround, Velux window to rear elevation, extractor fan to ceiling, wall mirror, heated chrome towel rail.

Outside
Front - A double width driveway provides off road parking for two vehicles side by side with plants and





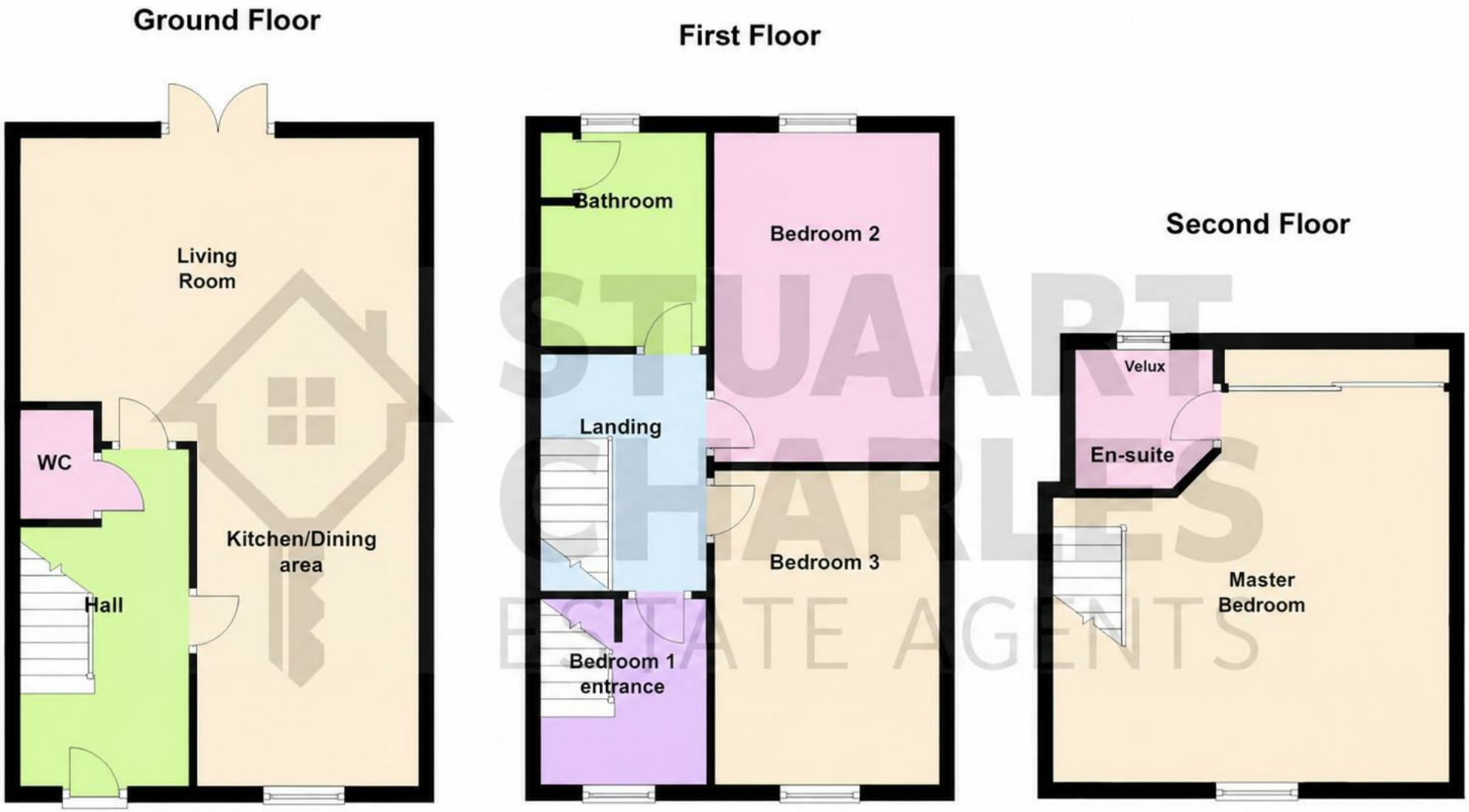











Ground Floor
Living Room
WC
Kitchen/Dining area
Hall
First Floor
Bathroom
Bedroom 2
Landing
Bedroom 3
Bedroom 1 entrance
Second Floor
Velux
En-suite
Master Bedroom



shrubs to borders.

Rear - A paved patio area leads onto a mainly laid to lawn garden enclosed by timber fencing with established shrubs and bushes to borders. There is a decked patio to the rear boundary, garden shed, gated pedestrian access to the rear.

