



Lytham Lane, Corby

**STUART
CHARLES**
ESTATE AGENTS

Offers in excess of £250,000

This impressive TWO BEDROOM semi-detached home occupies an attractive position within the highly regarded Priors Hall Park development and is presented with a stylish, contemporary interior. Offering spacious and light-filled accommodation, the property also provides exciting potential to create a THIRD BEDROOM and additional shower room within the already prepared roof space.

The welcoming entrance hall leads to a generous front-facing living room.

To the rear, the stylish kitchen/dining room is fitted with an excellent range of units, integrated oven, hob, extractor and dishwasher, with French doors opening directly onto the garden. A separate utility room and convenient guest WC complete the ground floor.

Upstairs are two generously proportioned double bedrooms, with the principal bedroom enjoying its own en-suite shower room, alongside a well-appointed family bathroom.

Outside, the home enjoys an attractively maintained frontage and a beautifully landscaped rear garden. Designed for both relaxation and entertaining, the garden features a timber deck with lighting, neat lawn and planted borders, together with a covered hot tub area and timber garden office – ideal for home working.

- IMMACULATELY PRESENTED
- POPULAR PRIORS HALL DEVELOPMENT
- CLOSE TO ALL AMENITIES
- MANICURED REAR GARDEN
- STILL UNDER NHBC GUARANTEE
- GREAT VIEWS OVER GREEN SPACE AND WOODLAND
- CLOSE TO GOOD SCHOOLING
- SEPARATE UTILITY ROOM
- TWO OFF ROAD PARKING SPACES
- CLOSE TO PARKLAND

Entrance Hall

Entrance hall leading to stairs to first floor and into lounge.

Lounge

12'2" x 14'0" (3.73m x 4.27m)

Cosy lounge space with access into kitchen and double glazed window to front elevation.

Kitchen/Diner

12'0" x 11'10" (3.66m x 3.63m)

Wonderful kitchen/Diner with patio doors leading out into garden.

Doors through to separate utility room and guest cloakroom.

Utility Room

6'0" x 4'11" (1.83m x 1.52m)

Utility room with space and plumbing for washing machine and tumble dryer.







Guest Cloakroom

6'0" x 4'11" (1.83m x 1.52m)

Guest cloakroom with low level cistern and hand wash basin.

Bedroom one

10'11" x 8'11" (3.35m x 2.74m)

Beautiful master suite with en-suite shower room attached.

Double glazed window to front elevation.

Built in wardrobes





En suite

6'11" x 4'3" (2.13m x 1.3m)

Modern three piece suite to include shower cubicle, hand wash basin and low level cistern.

Double glazed window to front elevation.

Bedroom two

8'9" x 12'9" (2.69m x 3.89m)

Double room with double glazed window to rear elevation.

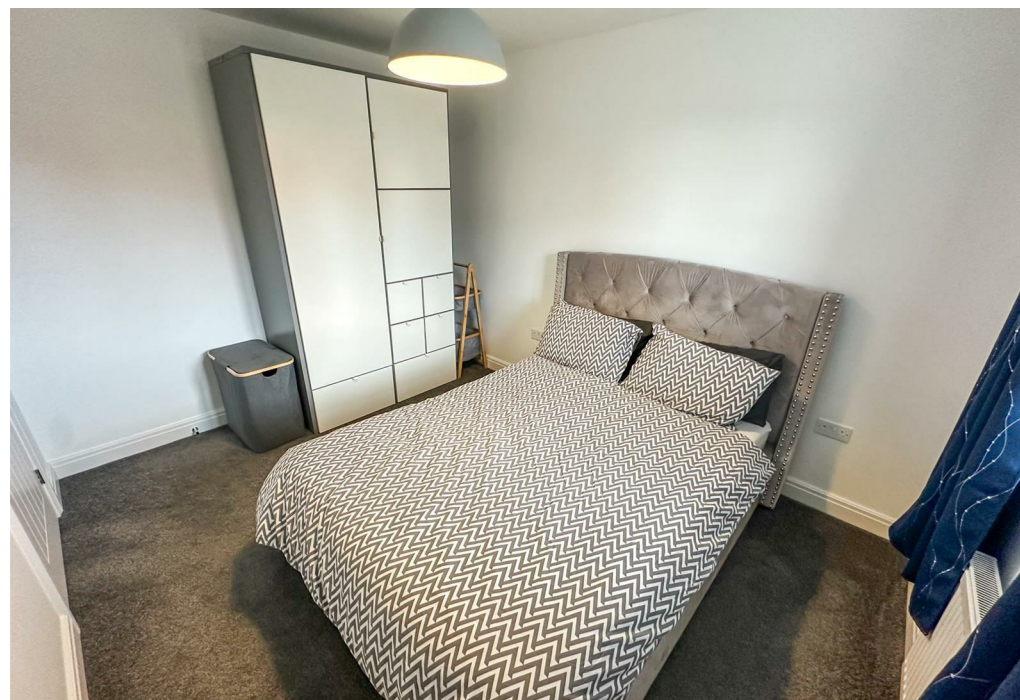
Family bathroom

6'11" x 6'11" (2.13m x 2.13m)

Contemporary three piece with bath, low level cistern and hand wash basin.

Double glazed window to rear elevation.

Outside

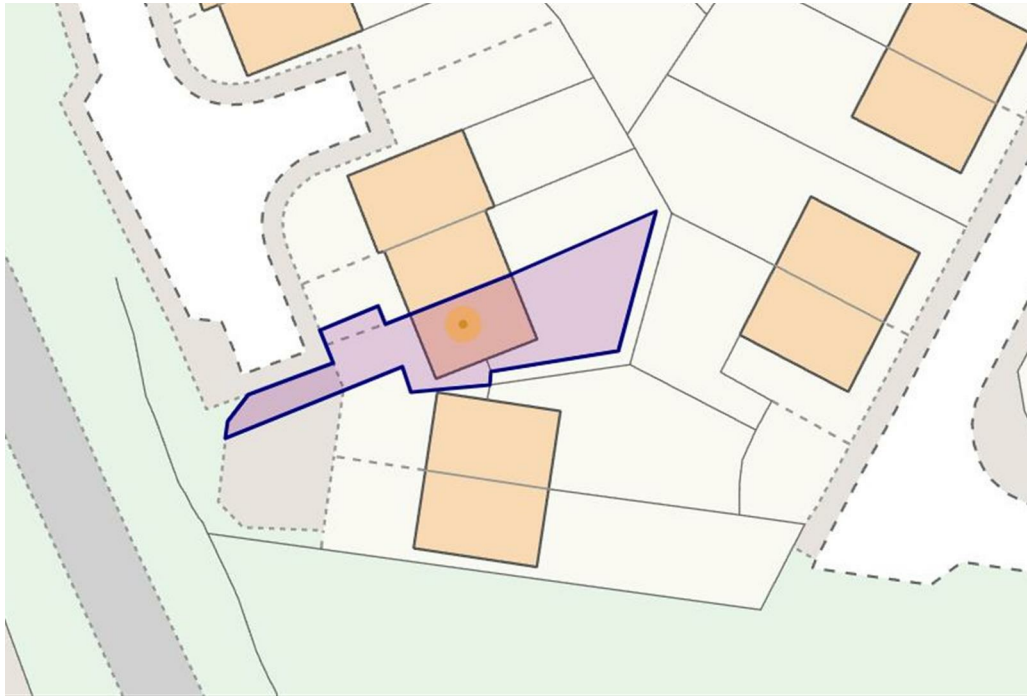




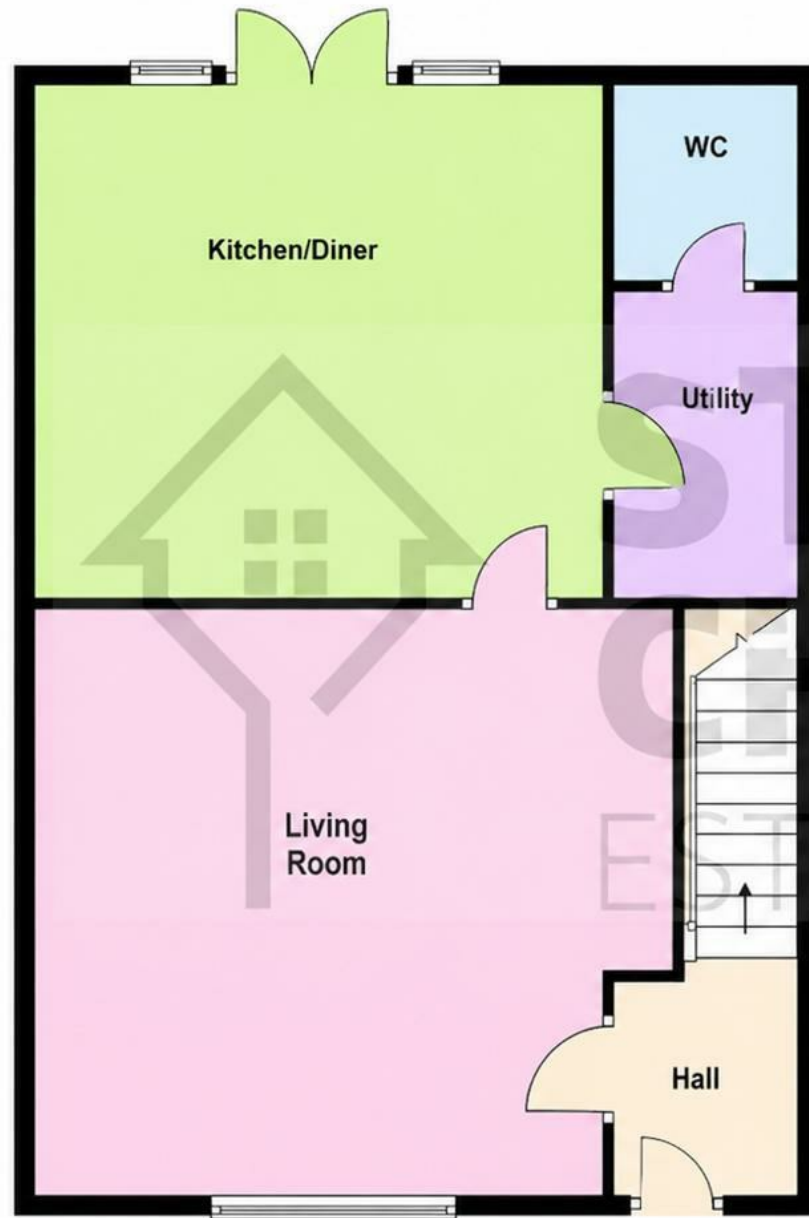
Front; Parking spaces available for two cars to the front of the property

Rear; Patio and lawned area surrounded by timber fencing.

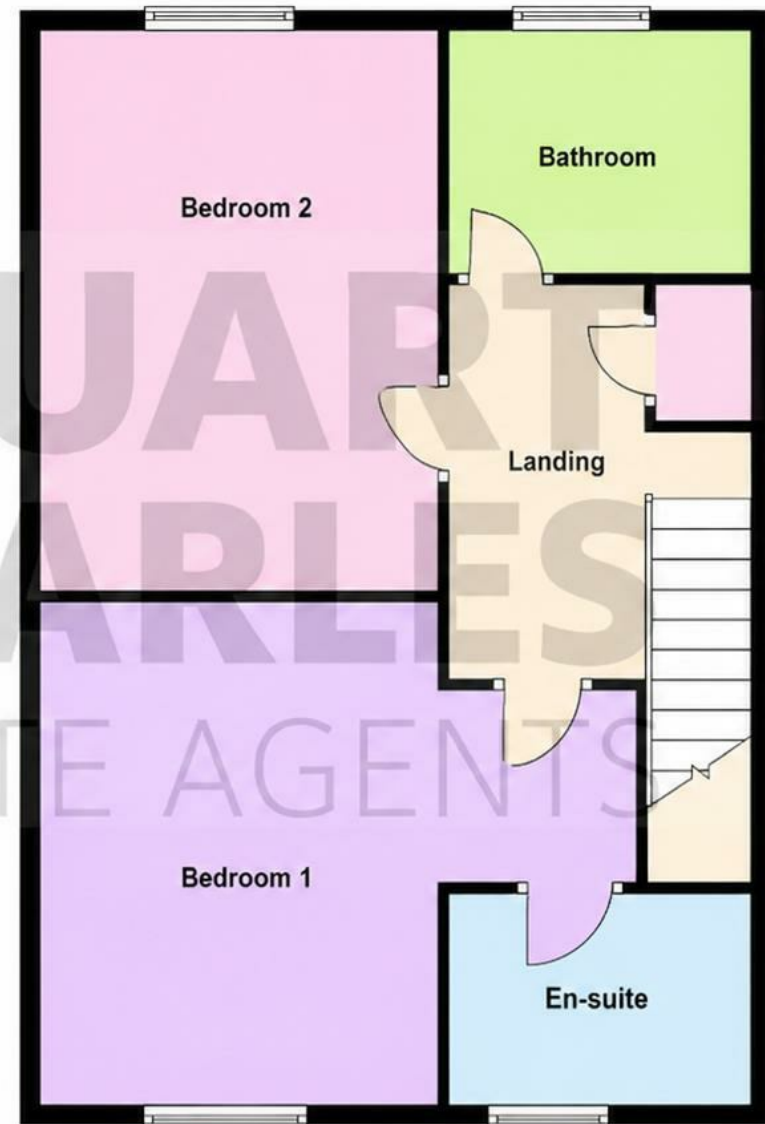




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92 plus A		
81-91 B		
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 