



Minden Close, Corby

**STUART
CHARLES**
ESTATE AGENTS

£220,000

We are delighted to present to the market this exceptionally well-presented three-bedroom link-detached family home, a property that has been thoughtfully improved to create a stylish, comfortable and beautifully balanced home perfectly suited to modern family life.

From the moment you step inside, the property offers a welcoming sense of space. The ground floor features a convenient cloakroom/WC, while the beautifully refitted kitchen has been designed with both style and practicality in mind, incorporating a range of contemporary cabinetry and integrated appliances.

The impressive lounge/dining room provides a wonderfully versatile setting for everyday living and entertaining, with generous proportions allowing clearly defined areas for relaxing and dining while retaining a bright and sociable atmosphere.

Upstairs, the accommodation continues with three well-proportioned bedrooms, each offering excellent flexibility for family living, visiting guests or those wishing to create a dedicated home office. These are complemented by an attractive refitted family bathroom, finished in a contemporary style.

Further benefits include UPVC double glazing and gas radiator central heating, ensuring comfort and practicality throughout the seasons.

- IMMACULATLY PRESENTED
- BEAUTIFULLY MANICURED SOUTH FACING REAR GARDEN WITH DECKING, LAWN AND MATURE FRUIT TREES
- REMODELLED BATHROOM
- OPEN PLAN LOUNGE/DINER
- CLOSE TO LOCAL SCHOOLING
- SINGLE GARAGE AND DRIVEWAY FOR MULTIPLE VEHICLES
- MODERN FIITED KITCHEN WITH SMEG APPLIANCES
- DOWNSTAIRS GUEST CLOAKROOM
- CLOSE TO ALL LOCAL AMENITIES
- HOME OFFICE

Entrance Hall

Double glazed window to front elevation, tiled flooring, radiator with radiator cover, doors to:

Guest cloakroom

Double glazed window to front elevation, tiled flooring, radiator with radiator cover, doors to:

Kitchen

A superb refitted kitchen in cream comprising a range of base and eye level units with complementary work surfaces and tiling, single drainer stainless steel sink unit with cupboards under, built in stainless steel oven, hob and extractor, space for







fridge/freezer, tiled flooring, coving to ceiling, double glazed window to front elevation, plumbing for automatic washing machine.

Lounge/Diner

Double glazed window to side elevation, double glazed window to rear elevation, further double glazed double doors and window to garden, radiator, TV point, coving to ceiling, stairs to first floor landing, laminate flooring.

First floor landing

Loft access, radiator with cover, doors to:





Bedroom one

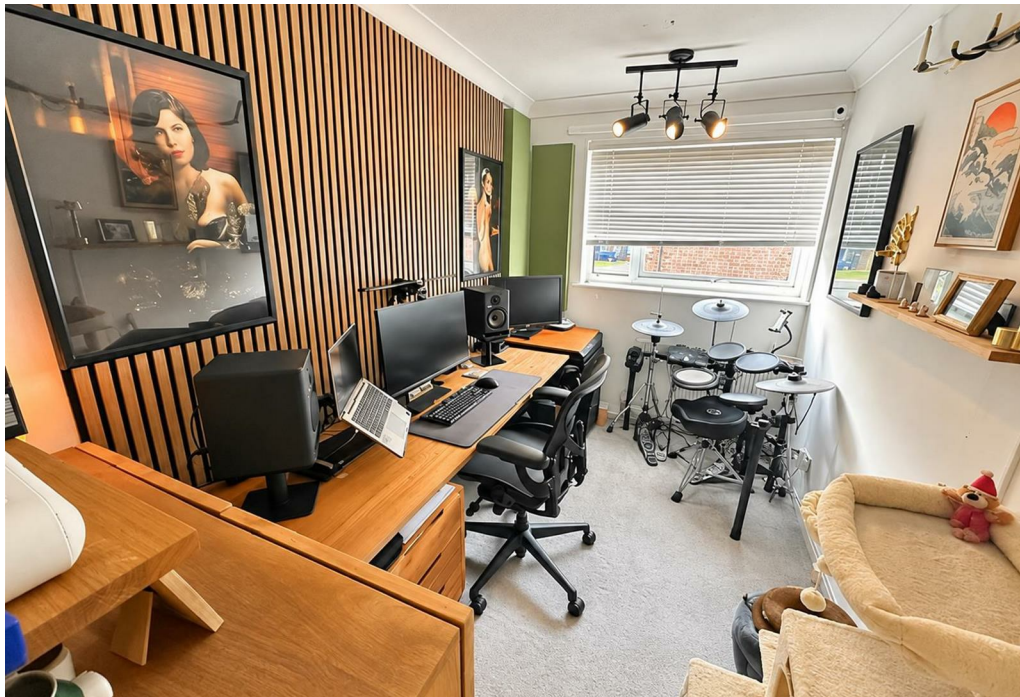
Double glazed window to side and rear elevation, built in wardrobes, coving to ceiling, radiator.

Bedroom two

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

Bedroom three

Double glazed window to side elevation, radiator, coving to ceiling.





Family Bathroom

Superb refitted suite comprising panelled bath with shower over and shower screen, pedestal wash hand basin, low level WC, complementary tiling, tiled flooring, chrome heated towel rail, halogen lighting, double glazed window to front elevation.

Outside

FRONT

Lawned frontage with DRIVEWAY providing OFF ROAD PARKING for several vehicles leading to:

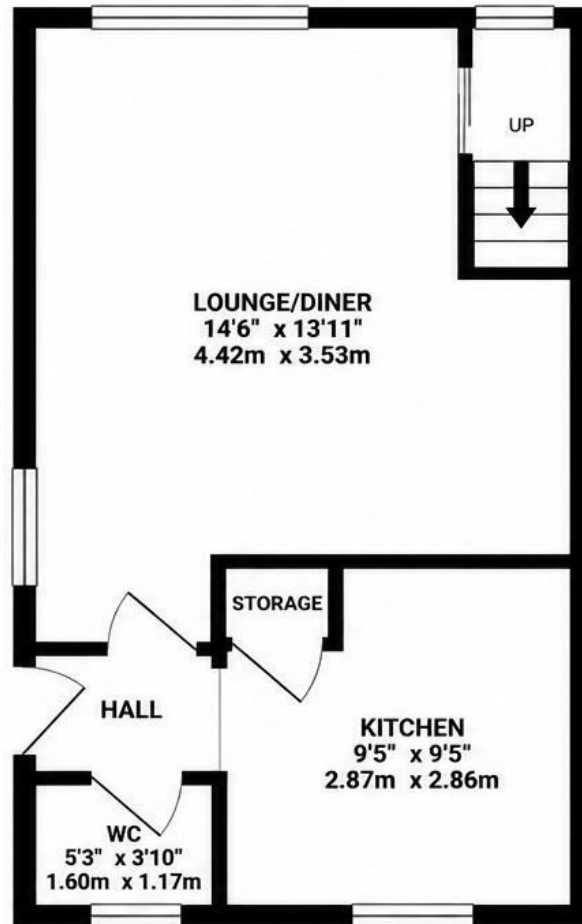
GARAGE



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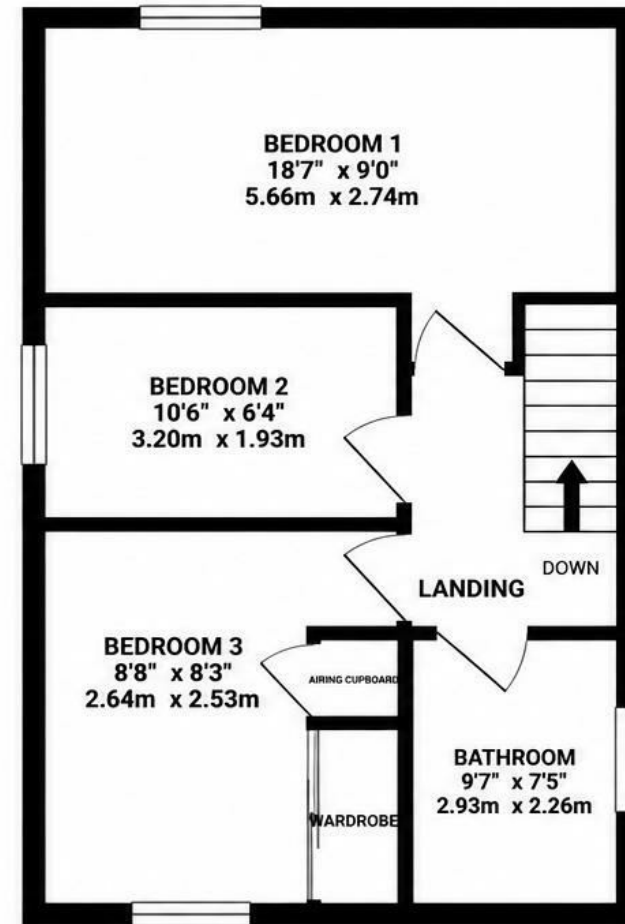
GROUND FLOOR

386 sq.ft. (35.9 sq.m.) approx.



FIRST FLOOR

386 sq.ft. (35.9 sq.m.) approx.



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Illustration for identification purposes only,
measurements are approximate, not to scale.

With up and over door, power and light connected, door to rear.

REAR

Paved patio area leads to lawned rear garden enclosed by timber fencing.

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		
1-10 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 