



6 Brunswick Gardens, Corby, Northamptonshire, NN18 9ER



# £425,000

\*\*\* ARE YOU READY FOR SOMETHING ABIT SPECIAL?? \*\*\* Stuart Charles are delighted to offer for sale with NO CHAIN this rarely available and unique extended THREE DOUBLE bedroom detached family home located in this exclusive street in Corby. Having been updated and improved by the current owners to a high standard an early viewing is recommended to avoid missing out on this home. The accommodation to the ground floor comprises a stunning entrance porch that s leads to a large entrance hall with Oak doors that lead to a separate dining room/bedroom, ground floor W.C, open plan newly fitted kitchen/diner, open lounge, snug/bedroom and utility room. To the first are three double bedrooms with the master bedroom benefitting from a dressing room and a three piece en-suite, a newly refitted four piece bathroom suite that is currently being finished and an open balcony area that faces to the front of the home. Outside to the front of the home is a large driveway that provides ample parking for several vehicles and leads to a private laid lawn that is enclosed by privet hedge and established flower beds, to the right hand side is a second driveway that provides further parking and has gated access that leads to the garage. The larger than average garage is split into two sections with the front providing a large parking/ storage area while to the rear it is currently being used as a workshop but has multitude of uses depending on the next owners desires. To the rear an artificial lawn leads up onto a stunning raised garden that is laid to lawn and is enclosed by established flower beds, shrubbery, a pagoda that covers the hot tub area, a timber built shed, playhouse and raised decking area located to the side of the pagoda, to the side is a formally individually built swimming pool which has been converted into a large games/family room for all to enjoy but which could be easily changed back to a useable swimming pool. Gated access is provided to the side of the garden.

- INDIVIDUALLY DESIGNED AND FULLY RENOVATED
- KITCHEN WITH A RANGE OF INTEGRATED APPLIANCES AND UNDER FLOOR HEATING
- MULTI FUEL BURNER TO LOUNGE AND KITCHEN
- FORMALLY FIVE BEDROOM HOME
- OPEN PLAN KITCHEN/DINER
- LOUNGE WITH VAULTED CEILING
- SOLAR PANELS THAT PROVIDE DISCOUNTED DAILY RATES AND YEAR RETURN

## Entrance Hall

Entered via a double glazed door, radiator, ceiling spotlights, Oak doors to:

## W.C

4'3 x 3'9 (1.30m x 1.14m)

This fully tiled room features a two piece suite comprising a low level wash hand basin, low level pedestal, ceiling spotlights and a radiator.

## Dining Room/Bedroom

15'5 x 7'8 (4.70m x 2.34m)

Formally used as a bedroom this multi use room features two double glazed windows to the front and side elevations, telephone point and radiator.

## Lounge

21'48 x 14'07 (6.40m x 4.45m)

This large room features a vaulted ceiling, multi fuel burner, tv point,, telephone point, double glazed windows to the front and side, stairs rising to the first floor landing and an archway to the kitchen/diner.

## Kitchen/Diner

21'68 x 14'5 (6.40m x 4.39m)

This stunning open plan room has been refitted to feature a range of base and eye level units and underfloor heating with an individually designed and built island unit that is a central feature in this room, the kitchen features a one and a half bowl steel sink and drainer and boiling water tap, an induction hob, double electric oven, integrated dishwasher,







integrated freezer, space for American fridge/freezer, integrated wine rack, under counter lights, pop up sockets for the island, an individually designed Oak resin breakfast bar, double glazed French doors to rear, radiator, double glazed window to rear, multi fuel burner, door to garage, archway to:

### Utility Room

8'5 x 5'9 (2.57m x 1.75m)

Featuring base and eye level storage, space for automatic washing machine, space for tumble dryer, solar panel controls, double glazed barn door to side elevation.

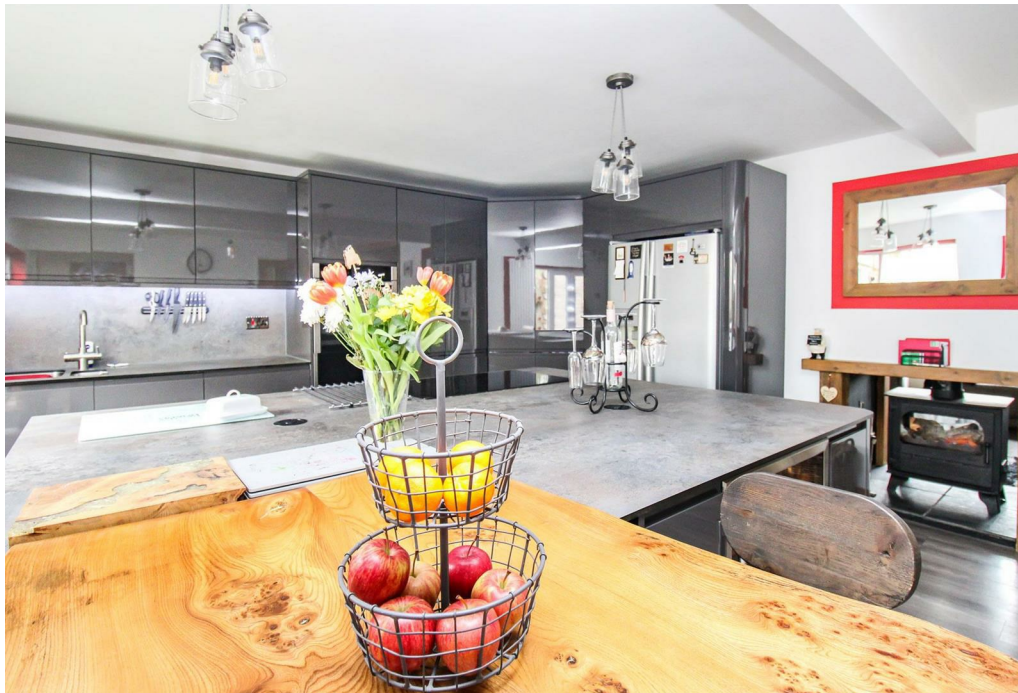
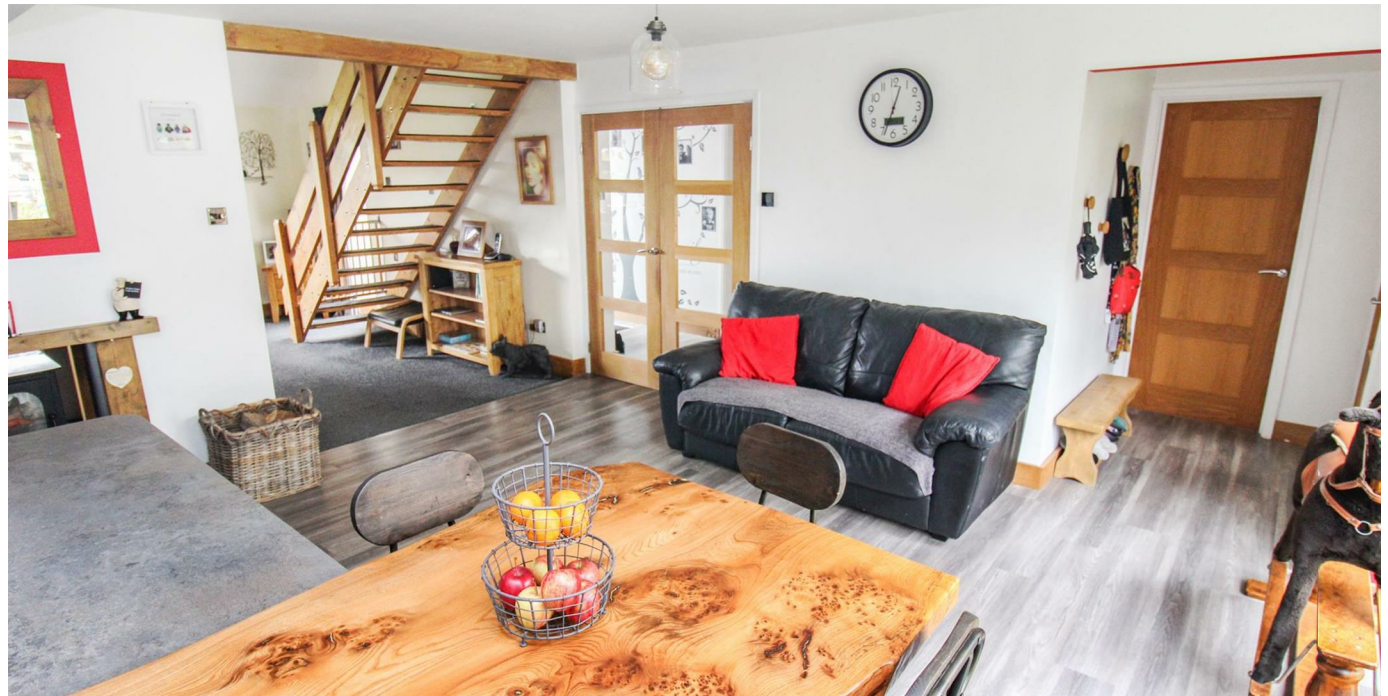
### Snug/Bedroom

12'04 x 6'17 (3.76m x 1.83m)

Formally used as a bedroom this room is now used as a snug and rear office and features underfloor heating, tv point, telephone point, radiator and double glazed window to the rear.

### First Floor Landing

Stairs rising from the first floor landing and has doors leading to the front balcony and doors lead to:





### Bedroom One

14'44 x 8'5 (4.27m x 2.57m)

Double glazed window to the front elevation, radiator, tv and telephone point, arch to:

Dressing Area: 6'49 x 5'98: radiator, ceiling spotlights, double glazed window to the rear, under floor heating door to:

En-Suite: 5'98 x 4'53: Featuring a three piece white suite with double shower cubicle with a mains feed shower, a low level wash hand basin, a low level pedestal, under floor heating, ceiling spotlights and a double glazed window to the side elevation.

### Bedroom Two

14'52 x 9'01 (4.27m x 2.77m)

Radiator, double glazed window to rear elevation.

### Bedroom Three

10'3 x 8'8 (3.12m x 2.64m)

Loft access, double glazed window to rear elevation, radiator.







## Bathroom

10'04 x 9'97 (3.15m x 2.74m)

\*\*\* Currently undergoing full refurbishment \*\*\* This four piece suite features a white panel bath, mains feed walk in double shower cubicle, low level wash hand basin, low level pedestal, radiator, airing cupboard with storage space, double glazed window to rear elevation.

## Outside Front

Front: This larger than average frontage has been divided into several sections with the left hand side providing a large driveway for several vehicles and gated access to the rear, the central garden is laid to lawn with established flowerbeds to the front and privet hedge and shrubbery to the sides, the right hand side has a block paved driveway for further parking and leads to the garage.

Garage 20'5 x 14'7: With up and over electric door, power and light connected, pedestrian door to kitchen, door to:

Workshop 15'5 x 11'2 : Power and light connected, single sink with plumbing connected, double glazed window to rear elevation, double glazed patio door to side elevation.

## Outside Rear







Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



An artificial lawn leads up onto a stunning raised garden that is laid to lawn and is enclosed by established flower beds, shrubbery, a pagoda that covers the hot tub area, a timber built shed, playhouse and raised decking area located to the side of the pagoda, at the rear of the garden is a formally individually built swimming pool which has been converted into a large games/family room for all to enjoy but which could be easily changed back to a useable swimming pool

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>			75
(55-68) <b>D</b>		59	
(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	