



1 Dunedin Road, Corby, NN18 9JX



**STUART  
CHARLES**  
ESTATE AGENTS

# £400,000

Stuart Charles are delighted to offer for sale this four bedroom detached home located in the Kingswood area of Corby. Positioned on a larger than average plot, and in a quiet area. It is also within walking distance of several amenities, an early viewing is recommended to avoid missing out on this home. The accommodation comprise to the ground floor, an entrance hall, guest WC, large open plan kitchen/diner, lounge. There is a courtesy door from the kitchen giving access to the garage and utility room. To the first floor are four good size bedrooms and a three piece family bathroom. The master benefits from an en-suite and walk-in wardrobe. To the front, there's a spacious block-paved driveway with mature bushes, and plant borders. Towards the rear, you'll find a private garden featuring two patio areas, a covered decking space with a metal gazebo, a well-kept lawn, and a garden shed. This is all enclosed by timber fencing surround. Added conveniences include multiple outside power points and taps at both the front and back. Call now to book a viewing!!

- GARAGE AND DRIVE-WAY
- READY TO MOVE INTO
- OPEN PLAN KITCHEN DINER
- EN-SUITE
- DOWNSTAIRS GUEST WC
- UTILITY ROOM
- PRIVATE REAR GARDEN
- FOUR DOUBLE BEDROOMS
- COMBI BOILER
- CLOSE TO A LOCAL NATURE RESERVE

## Entrance Hall

Entered via a double glazed door to the front elevation, double glazed window to the front elevation, stairs rising to first floor, doors to:

## Guest WC

Featuring a two piece suite with a pedestal, and wash hand basin, radiator, double glazed window to the side elevation.

## Kitchen/Diner

22'10 max x 14'2 max (6.96m max x 4.32m max)

Fitted with a range of base, wall and tower units, which features a one and a half bowl sink, double built-in oven, built-in dishwasher and free standing fridge/freezer. The extra-large island is designed with extra storage. There is also an induction hob with an integrated extractor. The room is fully lit with ceiling spotlights, and there are double glazed windows to the front elevation with







blinds, and double patio doors to the rear. Doors lead to:

### Lounge

19'9 max" x 15'11" (6.02m max" x 4.85m )

Double-glazed window to front and rear elevation, double-glazed French doors to side elevation, doors to:

### First Floor Landing

Double glazed window to rear elevation, radiator, storage cupboard, doors to:

### Bedroom One

13'2 max" x 12'6 max" (4.01m max" x 3.81m max)

Double glazed window to front elevation, tv point, radiator, walk-in wardrobe, door to:





### En-suite

6'7" x 4'11" (2.01m x 1.50m)

Featuring a three piece suite with a shower cubicle with mains feed shower, low level wash hand basin and low level pedestal, extractor fan, double glazed window to front elevation, radiator.

### Bedroom Two

15'11" x 9'1" (4.85m x 2.77m)

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

### Bedroom Three

10'11" x 10'3" (3.33m x 3.12m )

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







### Bedroom Four

9'9" x 7'7" (2.97m x 2.31m)

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

### Bathroom

9'7" x 5'10" (2.92m x 1.78m)

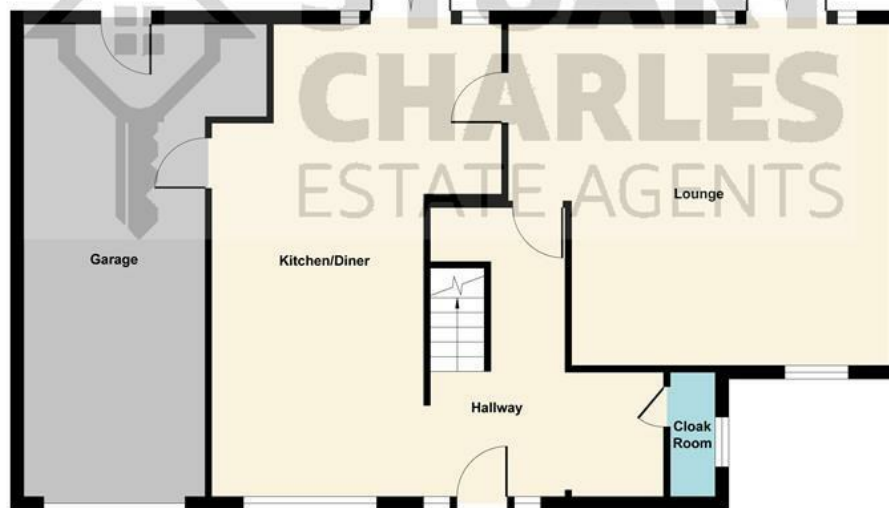
Fitted to comprise a three piece suite consisting of a panel bath with shower over, low level wash hand basin, low level pedestal, radiator, extractor, double glazed window to rear.







First Floor



Ground Floor

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



### Garage/Utility

23'4 max x 9'2 max (7.11m max x 2.79m max)

Electric roller doors, power and lights.

Featuring a range of base, wall and tower units with sink and drainer, plumbing for washing machine, space for tumble dryer, double-glazed door to the rear elevation.

### Outside

To the front, there's a spacious block-paved driveway with mature bushes, and plant borders.

Towards the rear, you'll find a private garden featuring two patio areas, a covered decking space with a metal gazebo, a well-kept lawn, and a garden shed. This is all enclosed by timber fencing surround. Added conveniences include multiple outside power points and taps at both the front and back

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	