



54 Lyveden Road, Brigstock, Kettering, NN14 3HE



£240,000

Stuart Charles are delighted to offer for sale this THREE bedroom semi detached family home located in the Picturesque village of Brigstock. Situated a short walk away from the high street and a walking distance to primary school and country park, an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, dining area, lounge and kitchen. To the first floor are three good sized bedrooms and a walk in wet room. Outside to the front is a large driveway that provides off road parking for multiple vehicles and leads to a laid lawn. To the rear a patio area leads onto a large laid lawn and is enclosed by timber fencing to all sides. Call now to view!!!

- LOUNGE AND SEPARATE DINING AREA
- THREE GOOD SIZED BEDROOMS
- OFF ROAD PARKING FOR TOW VEHICLES
- CLOSE TO HIGH STREET AND PRIMARY SCHOOL
- A SHORT DRIVE TO CORBY TRAIN STATION
- GALLEY KITCHEN
- WET ROOM
- LARGE REAR GARDEN
- CLOSE TO BRIGSTOCK COUNTRY PARK SCHOOL
- PRC CERTIFICATE AVAILABLE

Entrance Hall

Entered via a double glazed door, radiator, stairs rising to first floor landing, doors to:

Dining Area

12'11 x 8'7 (3.94m x 2.62m)
Radiator, double glazed window to front elevation, archway to:

Lounge

12'11 x 11'9 (3.94m x 3.58m)
Double glazed patio door to rear elevation, gas fire.

Kitchen

8'8 x 8'2 (2.64m x 2.49m)
Fitted to comprise a range of base and eye level units with a single steel sink and drainer, space for free standing cooker, space for free standing fridge freezer, space for automatic washing







machine, double glazed window and door to rear elevation.

First Floor Landing

Loft access, double glazed window to side elevation, doors to:

Bedroom One

12'11 x 11'7 (3.94m x 3.53m)

Double glazed window to front elevation, radiator.

Bedroom Two

12'11 x 9'0 (3.94m x 2.74m)

Double glazed window to rear elevation, radiator.





Bedroom Three

8'11 x 8'2 (2.72m x 2.49m)

Double glazed window to front elevation.

Wet Room

8'2 x 5'6 (2.49m x 1.68m)

Fitted to comprise a three piece walk in Wet room featuring electric shower, low level wash hand basin, low level pedestal, radiator, double glazed window to side and rear elevation.

Outside

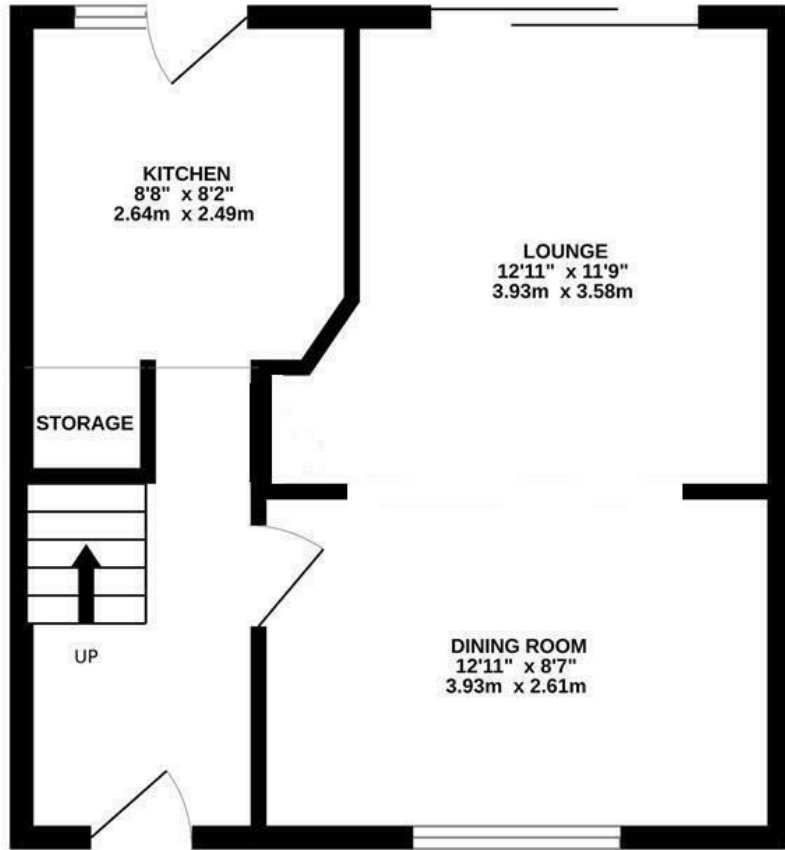
Front: A driveway provides off road parking for multiple vehicles and leads to a laid lawn, gated side access to the rear.



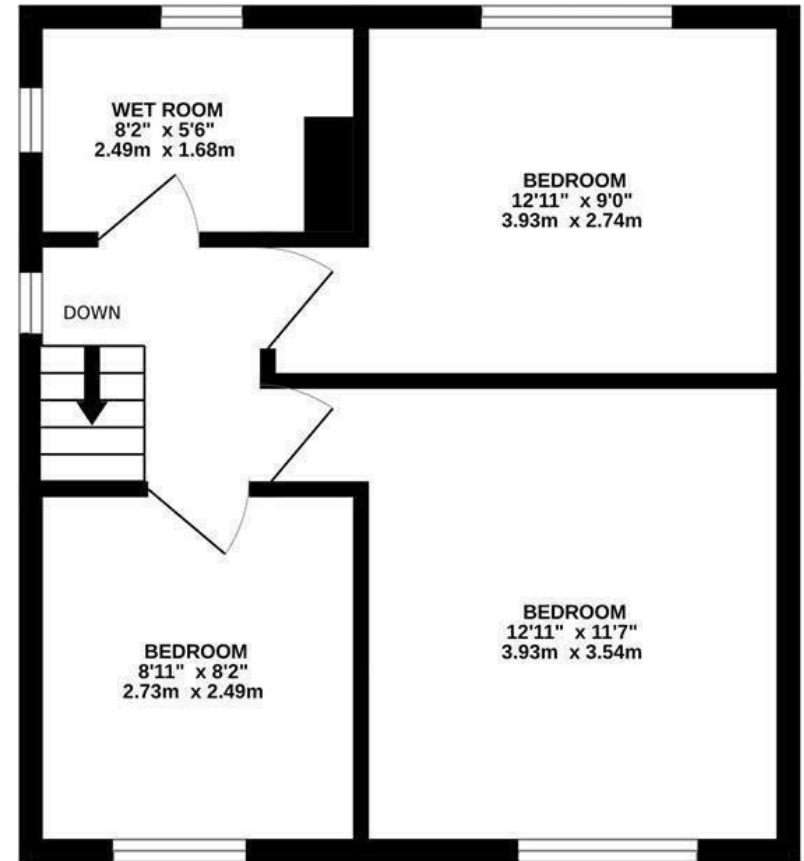


Rear: A large patio area leads down to a large laid lawn and is enclosed by timber fencing to all sides, brick built storage barn.

GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 763 sq.ft. (70.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

