



26a Brookes Grove, Corby, NN17 2AQ

# £310,000

Stuart Charles are delighted to offer for sale this NEWLY BUILT three bedroom detached home family home located in the ever popular Lloyds area of Corby. Having been individually designed and located on an larger than average plot an early viewing is recommended to avoid missing out on this home. The home is situated a short walk away from a host of amenities to include multiple schools, walking distance to several shopping areas and also just a short walk to the town centre. The accommodation comprises to the ground floor of a large entrance hall, guest W.C, large lounge and an open plan kitchen/diner with integrated appliances. To the first floor are three good sized bedrooms and a three piece family bathroom, the master bedroom also benefits from a three piece en suite. Outside to the front a large gravel driveway leads around to the side of the home and provides off road parking for multiple vehicles. To the rear a patio area leads onto a large garden which has the potential to be a laid lawn or a low maintenance garden. An early viewing is recommended to avoid missing out on this home!!.

- INDIVIDUALLY DESIGNED AND BUILT
- OPEN PLAN KITCHEN/DINER WITH INTERGRATED APPLIANCES
- THREE PIECE FAMILY BATHROOM AND THREE PIECE EN-SUITE
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- WALKING DISTANCE TO SHOPS
- LARGE LOUNGE
- THREE GOOD SIZED BEDROOMS
- LARGE CORNER PLOT GARDEN
- CARPETS WILL BE FITTED WITH A CHOICE OF COLOUR FOR THE BUYER
- CLOSE TO MULTIPLE SCHOOLS

## Entrance Hall

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

## Guest W.C

5'95 x 2'66 (1.52m x 0.61m)

Fitted to comprise a two piece suite consisting of low level pedestal, low level wash hand basin, radiator, ceiling spot lights and double glazed window to front elevation.

## Lounge

14'95 x 10'40 (4.27m x 3.05m)

Ceiling spotlights, radiator, tv point, double glazed window to rear elevation, double glazed French doors to rear elevation.

## Kitchen/Diner

17'08 x 11'43 (5.38m x 3.35m)

Fitted to comprise a range of base and eye level units with a one and a half bowl sink and drainer, induction hob







with extractor fan, electric oven, integrated dishwasher, integrated fridge/freezer, space for automatic washing machine, breakfast bar, integrated bin drawer, radiator, wall mounted combi boiler, under stairs storage cupboard, ceiling spotlights, double glazed window to rear elevation, double glazed window to front elevation, double glazed French doors to side elevation.

### **First Floor Landing**

Double glazed window to front elevation, storage cupboard, doors to:





### Bedroom One

10'99 x 9'95 (3.05m x 2.74m)

Double glazed window to rear elevation, radiator, tv point, door to:

### En -Suite

5'63 x 5'67 (1.52m x 1.52m)

Fitted to comprise a three piece suite consisting of a mains feed shower cubicle with waterfall shower head, low level pedestal, low level wash hand basin, radiator, double glazed window to front elevation.

### Bedroom Two

10'72 x 9'84 (3.05m x 2.74m)

Double glazed window to rear elevation, radiator, tv point.







### Bedroom Three

8'53 x 6'54 (2.44m x 1.83m)

Double glazed window to rear elevation, radiator, tv point.

### Bathroom

5'63 x 5'63 (1.52m x 1.52m)

Fitted comprise a three piece suite consisting of a panel bath with mains feed waterfall shower over, low level pedestal, low level wash hand basin, radiator, double glazed window to front elevation.

### Outside

Front: A large gravel driveway leads to the side of the home and offers off road parking for multiple vehicles and features a bike store to the corner, an electric







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



charger point will also be fitted.

Rear: A patio area leads to a large undeveloped area which offers the potential for a laid lawn or range of options, the whole garden was enclosed by timber fencing to all sides.

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