



28 Cambridge avenue, Corby, NN17 2XZ



# £285,000

Stuart Charles are delighted to offer for sale this three bedroom semi-detached bungalow located in the Lodge park area of Corby. Situated a short walk from a host of amenities and a short walk from Corby's boating lake an early viewing is recommended to avoid missing out on this home. The accommodation on offer comprises of a central reception hall that leads to a bay-fronted living room, TWO double bedrooms, a modern shower room, and an extended refitted kitchen/breakfast room. Additionally, there is an extra room in the roof space, offering versatility and potential for various uses. Outside to the front is a block paved driveway that provides off road parking for multiple vehicles with gated access to the rear. There is also a garage. To the rear you will find a low maintenance garden, with a mixture of patio and gravel areas, a summer house, garden shed and there is also a fixed garden canopy. All enclosed by timber fence surround. Call now to view.

- FULLY REWIRED
- MODERN COMBI BOILER
- GARAGE AND PARKING
- MULTI FUEL BURNER
- POPULAR LOCATION
- NEW DOUBLE GLAZED WINDOWS AND DOORS
- RENOVATED TO A HIGH STANDARD
- LOW MAINTENANCE GARDEN
- READY TO MOVE INTO
- NEW FLAT ROOF ON THE DORMER

## Entrance Hall

Entered via a double glazed door, radiator, doors to:

## Lounge

14'4 x 11'11 (4.37m x 3.63m)

Double glazed bay window to front elevation, tv point, telephone point, multi fuel burner, radiator, stairs raising to first floor landing.

## Kitchen/Breakfast Room

20'2 x 8'5 (6.15m x 2.57m)

Fitted to comprise a range of base and eye level units with a one and a half bowl steel sink, gas hob with electric oven and extractor, space for free standing fridge/freezer, space for automatic washing machine, cupboard with central heating boiler, double glazed French doors to rear elevation, double glazed window to side elevation, radiator.













### Bedroom One

12'1 x 11'4 (3.68m x 3.45m)

Double glazed window to front elevation with blinds, radiator, tv point, built in wardrobe.

### Bedroom Two

10'7 x 8'5 (3.23m x 2.57m)

Double glazed window to rear elevation with blinds, radiator.

### Shower Room

7' x 5'9 (2.13m x 1.75m)

Double glazed window to rear elevation, shower cubicle, wash basin with vanity, WC, extractor fan, towel radiator, spotlights.









## First Floor Landing

Storage cupboard, door to:

## Bedroom Three

13'7 max x 10' max (4.14m max x 3.05m max)

Double glazed window to rear elevation with blinds,  
radiator, built in storage.









## Outside

To the front is a large block paved driveway provides parking for several vehicles leading to a garage and rear gated access.

To the rear you will find a low maintenance garden, with a mixture of patio and gravel areas, a summer house, garden shed and there is also a fixed garden canopy. All enclosed by timber fence surround

## Garage

Up and over doors.





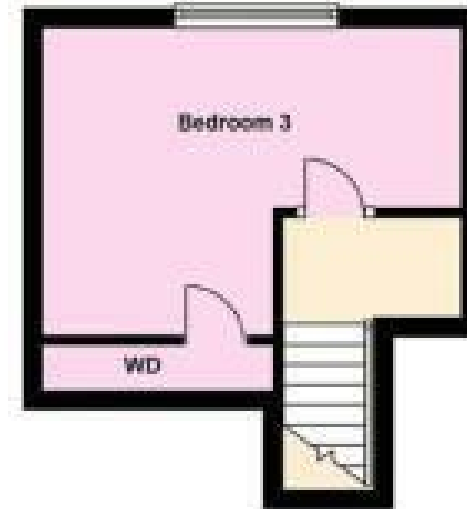




Ground Floor



First Floor





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	