



95 Kesteven Way, Corby, NN18 8GF

**£235,000**

Stuart Charles are delighted to offer for sale this three bedroom detached home located in the village of Little Stanion. Situated a short walk from the primary school and local shops this home would make an ideal purchase for a first time buyer or investor! The accommodation comprises to the ground floor of a guest WC, kitchen and lounge/diner with views over the garden. The first floor comprises of three good sized bedrooms and the family bathroom, with the master benefiting from an en suite. Outside to the front is a path to the front door which leads to the driveway. To the rear there is a patio that leads onto an artificial lawn with a pergola seating area, all enclosed by timber fencing. Call now to book a viewing!!

- COMPLETE CHAIN
- READY TO MOVE INTO
- INTEGRATED APPLIANCES
- CLOSE TO LOCAL SHOPS
- LANDSCAPED GARDEN
- DOWNSTAIRS GUEST WC
- VILLAGE LOCATION
- WALKING DISTANCE TO SCHOOLS

### **Entrance Hall**

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

### **Kitchen**

15'7 x 7' (4.75m x 2.13m)

Fitted to comprise a range of base and eye level units with a one and a half bowl sink and drainer, gas hob and electric oven with extractor, integrated appliances, wall mounted combi boiler,

double glazed window to front elevation.

### **Lounge/Diner**

15'12 x 11' (4.57m x 3.35m)

Double glazed French doors to the rear elevation, radiator, tv and telephone point, under stairs storage.

### **Guest WC**

Featuring a two piece white suite with low level pedestal and wash hand







basin, double glazed window to the rear elevation, radiator.

### Landing

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

### Bedroom One

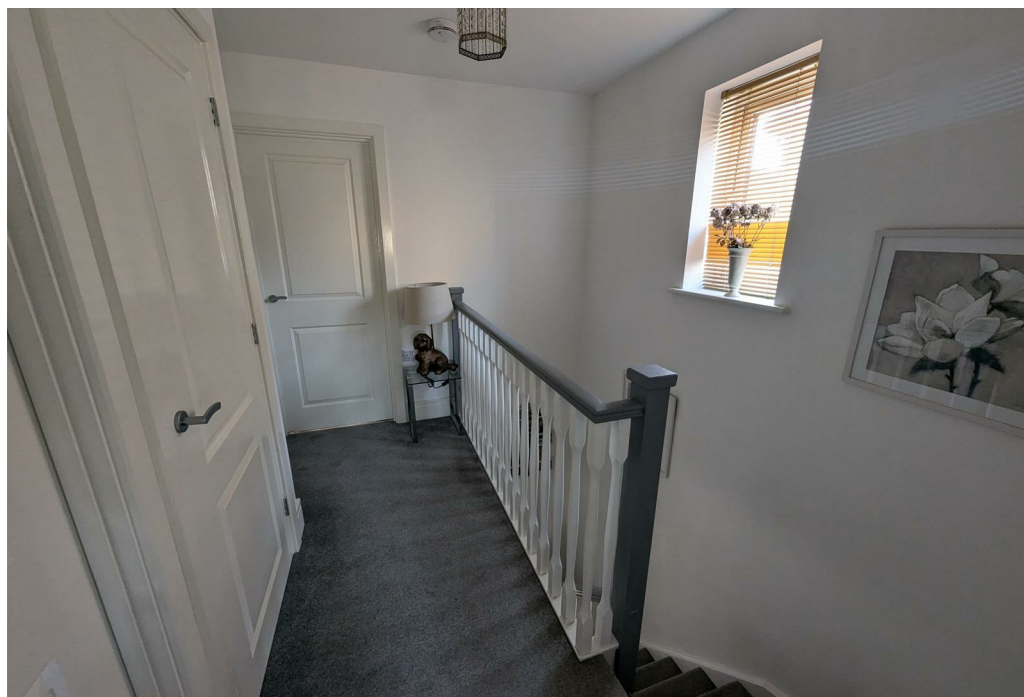
10'3 x 8'4 (3.12m x 2.54m)

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

### En-Suite

8'3 x 4'8 (2.51m x 1.42m)

Featuring a three piece suite with a separate shower cubicle, low level pedestal, wash hand basin, radiator.





### **Bedroom Two**

11'2 x 8' (3.40m x 2.44m)

Double glazed window to rear elevation, radiator.

### **Bedroom Three**

8'2 x 6'10 (2.49m x 2.08m)

Double glazed window to rear elevation, radiator.

### **Bathroom**

6'8 x 6'5 (2.03m x 1.96m)

Featuring a three piece suite comprising a panel bath with mains feed shower over, a low level wash hand basin, a low level pedestal, radiator.

### **Outside**

To the front is a path to the front door which leads to







the driveway.

To the rear there is a patio that leads onto an artificial lawn with a pergola seating area, all enclosed by timber fencing





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

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	