



66 Cottingham Road, Corby, NN17 1SZ





# £475,000

Stuart Charles are delighted to offer FOR SALE this renovated THREE bedroom DETACHED bungalow located in this quiet sought after cul de sac. Having been updated by the current owners to a high standard and located walking distance to a range of amenities that includes several schools, the town centre, the train station and Corby's Old Village register your interest early for this rare opportunity. The accommodation comprises of a large entrance hall, double lounge, dining room, modern kitchen with utility room, three double bedrooms and a three piece family bathroom. Outside to the front a large drive on drive off block paved driveway provides off road parking for multiple vehicles and leads to a carport and tandem length garage. To the side of the home is gated access to a carport, a W.C and a boiler room for the home. To the rear a raised decking area leads onto a large porcelain tile patio area which overlooks the garden, this leads down to a larger than average laid lawn which features an L shaped porcelain tile patio area that leads to a detached summerhouse that features a large composite decking area to the front. Homes like this are rarely available and we expect high levels of interest so please register early. Call now to view!!

- FULLY RENOVATED BY THE CURRENT OWNERS TO A HIGH STANDARD
- MODERN KITCHEN WITH UTILITY ROOM
- THREE DOUBLE BEDROOMS
- LARGE PORCELAIN PATIO AND DECKING AREA OVER LOOKING THE LARGER THAN AVERAGE GARDEN
- CLOSE TO WEST GLEBE PARK AND CORBY OLD VILLAGE
- LARGE LOUNGE WITH FRENCH DOORS TO DECKING AREA
- DINING ROOM WITH BAY WINDOW LOOKING OVER GARDEN
- THREE PIECE FAMILY BATHROOM
- INDIVIDUALLY BUILT SUMMER HOUSE
- WALKING DISTANCE TO TOWN CENTRE

## Entrance Hall

Entered via a composite door, radiator, extended loft access, two large storage cupboards, doors to:

Loft Area: 36'62 x 9'05 : Glazed window to rear aspect, fully boarded, access door to garage loft.

## Lounge

16'39 x 11'83 (4.88m x 3.35m)

Double glazed window to front and side elevations, radiator, archway to:

## Extended Lounge/Sun Room

14'88 x 11'27 (4.27m x 3.35m)

Double glazed curved window to rear elevation, double glazed French doors to rear elevation, radiator, tv point, telephone point.

## Dining Room

11'69 x 8'98 (3.35m x 2.44m)

Double glazed curved Bay window to rear elevation, radiator, doors to:

## Kitchen

10'54 x 10'20 (3.05m x 3.05m)

Fitted to comprise a a range of base level units with with a double bowl steel sink and drainer, gas hob, double electric oven, space for free standing fridge/freezer, double glazed window to side and rear elevations, door to:

## Utility Room

6'94 x 6'25 (1.83m x 1.83m)

Fitted with a walk in pantry cupboard, space for automatic washing machine, double glazed window and door to side elevation.













### Bedroom One

13'02 x 10'05 (4.01m x 3.18m)

Double glazed window to front elevation, radiator, two triple wardrobes.

### Bedroom Two

11'28 x 9'56 (3.35m x 2.74m)

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

### Bedroom Three

10'43 x 10'12 (3.05m x 3.05m)

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

### Family Bathroom

7'62 x 5'15 (2.13m x 1.52m)

Fitted to comprise a three piece suite consisting of a P shaped bath with mains feed waterfall shower over, low level pedestal, low level wash handbasin, chrome towel radiator, ceiling spotlights, double glazed window to side elevation.









## Outside

Front: A large drive on drive off driveway provides off road parking for multiple vehicles and leads to gated side access and a tandem length garage.

Side: Gated access leads to a carport with off road parking in front, boiler room, W.C and rear access.

Garage: With up and over door, power and light connected, space for tumble dryer, space for chest freezer, loft access, pedestrian door to side elevation.

Rear: A large raised decking area leads onto a porcelain tile patio area and offer's views over the garden and West Glebe Park, steps lead down to a larger than average laid lawn and a further L shaped porcelain tile patio area, large shed and a purpose built summer house. The entire garden is enclosed by timber fencing to all sides.

Summer House: 20'37 x 14'16 : This purpose built room features power and electric, French doors with side panels to the front elevation and offers a multitude of uses for the whole family.



















Floor Plan

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>			83
(69-80) <b>C</b>		69	
(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	