



11 Kipling Road, Corby, NN17 2DJ





# £280,000

Stuart Charles are delighted to offer for sale this FOUR bedroom semi detached family home located in the Lloyds area. Having been extended to the ground floor and with a en-suite bedroom located on the 2nd floor this home offers flexible accommodation for all. The home is positioned close to a large range of amenities to include several schools, shopping areas and access to Thoroughsale woods an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, lounge, large kitchen and a family room/dining room. To the first floor are three bedrooms, a three piece family bathroom and a stair case leading to the second floor which consists of a bedroom with three piece e-suite shower room. Outside to the front is a large driveway that provides off road parking and leads to a laid lawn and gated access to the rear. To the rear a large L shaped patio area leads to a laid lawn and is enclosed by timber fencing to all sides. Call now to view!!.

- LARGE LOUNGE
- SEPERATE FAMILY ROOM/DINING ROOM
- MODERN THREE PIECE BATHROOM AND EN- SUITE TO MASTER
- WALKING DISTANCE TO WOODNNEWTON, ROWLETT AND STUFDALL SCHOOLS
- CLOSE TO SHOPS
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- THREE DOUBLE BEDROOMS AND A GOOD SIZED SINGLE
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- WALKING DISTANCE TO LODGE PARK AND CORBY TECHNICAL SCHOOL
- POSITIONED NEXT TO THOROUGHSALE WOODS

## Entrance Hall

Entered via a double glazed door, radiator, double glazed window to side elevation, understairs storage cupboard, under stairs cupboard with combi boiler, doors to:

## Lounge

13'58 x 11'64 (3.96m x 3.35m)  
Double glazed window to front elevation, radiator, tv point, telephone point.

## Kitchen/Breakfast

19'95 x 8'01 (5.79m x 2.46m)  
Fitted to comprise a range of base and eye level units with a one and a half bowl sink and drainer, space for a range cooker, extractor hood, space for free standing fridge/freezer, integrated washing machine, integrated dishwasher, Storage cupboards, double glazed windows to side and rear elevations, archway to:













## Dining Room

16'47 x 9'05 (4.88m x 2.87m)

Double glazed window to side elevation, double glazed door to side elevation, double glazed French doors to rear, radiator.

## First Floor Landing

Double glazed window to side elevation, doors to:

## Bedroom One

13'31 x 9'61 (3.96m x 2.74m)

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









### Bedroom Three

11'65 x 7'3 (3.35m x 2.21m)

Double glazed window front elevation, under stairs storage area, radiator.

### Bedroom Four

8'59 x 7'67 (2.44m x 2.13m)

Double glazed window to front elevation, radiator, storage cupboard.

### Bathroom

5'85 x 5'23 (1.52m x 1.52m)

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









## Second Floor Landing

Storage space, Velux window to rear elevation, radiator.

## Bedroom Two

11'77 x 8'54 (3.35m x 2.44m)

Two Velux windows to the rear elevation, radiator, built in wardrobes, door to:

## En-Suite

6'55 x 3'29 (1.83m x 0.91m)

Comprising a three piece suite consisting of a mains feed shower cubicle, low level wash hand basin, low level pedestal, extractor fans, ceiling spotlights.

## Outside











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





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

Rear: A large : shaped patio area leads to a laid lawn and is enclosed by timber fencing to all sides.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	