



36 Savernake Drive, Corby, NN18 8SD



**£410,000**

Stuart Charles are delighted to offer for sale this superb FIVE bedroom home located in the desirable village of Little Stanion. Surrounded by countryside and situated a short walk to shops and local schools an early viewing is recommended!!! The accommodation to the ground floor comprises of an entrance hall, lounge with log burner, guest W.C, and a large kitchen/diner with a range of appliances and space for a dining table with utility area. To the first floor are three double bedrooms, with the master and second bedroom also benefiting from En-suites facilities. To the second floor are two double bedrooms with dual aspect windows creating a lot of natural light and there is a family bathroom. Outside to the front the home benefits from a larger than normal plot which provides extra parking and leads to a large slated area which has views of the local protected green area, there is a large driveway providing parking for multiple vehicles leading to a garage and rear gated access to the back garden. To the rear the garden features a large patio area which leads onto laid lawn and to a secluded patio area with outside lighting at the rear, the whole garden is enclosed by timber fencing to all sides. Call now to book a viewing!!!

- VILLAGE LOCATION
- TWO EN-SUITES
- LARGE FRONTAGE FOR EXTRA PARKING
- GARAGE WITH POWER AND LIGHTS
- PARKS WITHIN WALKING DISTANCE
- FIVE DOUBLE BEDROOMS
- BEAUTIFUL LANDSCAPED GARDEN
- WOOD BURNER IN THE LOUNGE
- READY TO MOVE INTO
- CLOSE TO LOCAL SHOPS

#### Entrance Hall

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

#### Guest WC

Fitted to comprise a two piece suite consisting of a low level wash hand basin, low level pedestal, chrome radiator, extractor fan.

#### Lounge

21'5 x 10'9 (6.53m x 3.28m)

Double glazed windows to the front elevation, double glazed French doors to

rear elevation, log burner, a Tv and telephone point and two radiators.

#### Kitchen/Diner

21'2 x 11'7 (6.45m x 3.53m)

Fitted to comprise a range of base and eye level units with sink and drainer, integrated double electric oven, gas hob, recycler hood, integrated fridge/freezer, integrated dishwasher, double glazed windows to the rear, side and front elevation, two radiators.

#### Utility Room

6'7 x 4'1 (2.01m x 1.24m)

Featuring base and eye level units, space







for washing machine and tumble dry, double glazed window to rear elevation, double glazed door leading to the garden, radiator.

### First Floor Landing

Staircase from the entrance hall, airing cupboard with storage, staircase to the second floor, doors to:

### Bedroom One

15'6 x 10'8 (4.72m x 3.25m)

Double glazed window to front elevation, two double wardrobes, radiator, door to:

### En-Suite

10'8 x 5'6 (3.25m x 1.68m)

Fitted to comprise a four piece suite consisting of a panel bath, low level wash hand basin, low level pedestal, walk in mains feed double shower cubicle, chrome radiator, double glazed window to rear elevation.





### Bedroom Two

16'1 x 7'2 (4.90m x 2.18m)

Double glazed window to rear elevation, radiator.

### En-Suite

6'8 x 4'2 (2.03m x 1.27m)

Featuring a three piece suite with shower cubicle, low level pedestal, wash hand basin, double glazed window to the rear elevation, extractor fan, chrome towel radiator.

### Bedroom Five

13'11 x 9'1 (4.24m x 2.77m)

Double glazed windows to front elevation, radiator.

### Second Floor Landing

Double glazed window to the rear elevation.







### Bedroom Three

16' x 10'9 (4.88m x 3.28m)

Double glazed window to the front elevation, skylight to rear elevation, radiator.

### Bedroom Four

16' x 9 (4.88m x 2.74m)

Double glazed window to the front elevation, skylight to rear elevation, radiator.

### Family Bathroom

6'10 x 5'8 (2.08m x 1.73m)

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







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



### Outside

To the front the home benefits from a larger than normal plot which provides extra parking and leads to a large slated area which has views of the local protected green area, there is a large driveway providing parking for multiple vehicles leading to a garage and rear gated access to the back garden.

To the rear the garden features a large patio area which leads onto laid lawn and to a secluded patio area with outside lighting at the rear, the whole garden is enclosed by timber fencing to all sides. The rear garden also benefits from multiple outside power sources and an outside tap.

### Garage

Power and lights, courtesy door to side elevation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	86
(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	