



401 Lyveden Way, , Corby NN18 8PH

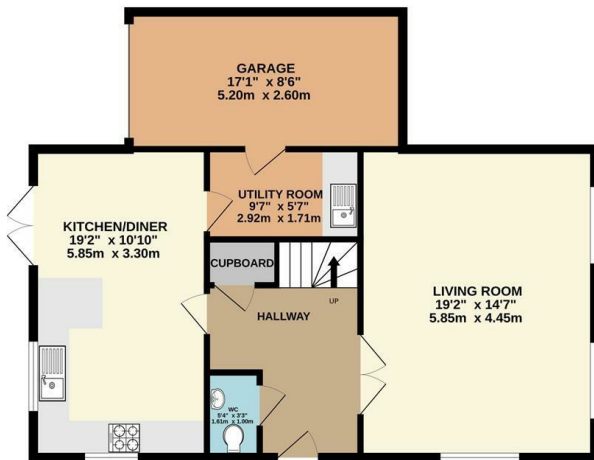
£350,000

Lucas Estate Agents are pleased to be offering this 5 bedroom detached property to the market that sits on a very unique plot fronting onto a beautiful large communal green. At the front of the property you will find a lawned garden with gate onto the public pathway and then access down the side of the house to the front door. At the rear there is a large stoned garden with access to the garage and rear parking for 3/4 cars. Into the front door you will be welcomed into a large inner hallway with stairs to first floor. The lounge to the right is large and has 3 separate windows bringing in a huge amount of light. This room could easily be used as a lounge/diner due to it's size or as a lounge/snug to accommodate a large family. There is a downstairs guest WC off the hallway with toilet and sink and an under stairs cupboard which is perfect for storage. The kitchen/diner has been modernised by the current owners and features a full chefs kitchen including built in dining table and space for range cooker along with lots of cleverly thought out pantry cupboards and kitchen storage. There is a brand new built in dishwasher and room for an American fridge/freezer (all appliances can be purchased by separate negotiation). Into the utility you will find space for washer and dryer with a handy sink and door into the garage. Upstairs there are 4 double bedrooms and a single bedroom. The master bedroom has an ensuite bathroom and space for plenty of wardrobes and bedroom furniture. Bedroom 2+3 are large double rooms with bedroom 4 being a smaller double. Bedroom 5 is a single bedroom but currently used as an office. With multiple primary and secondary schools within walking distance along with parks and shops, the local amenities are very family friendly. There are bus routes into Corby Town centre and Corby Train Station is a 5 minute drive with trains into London St Pancras in under an hour.

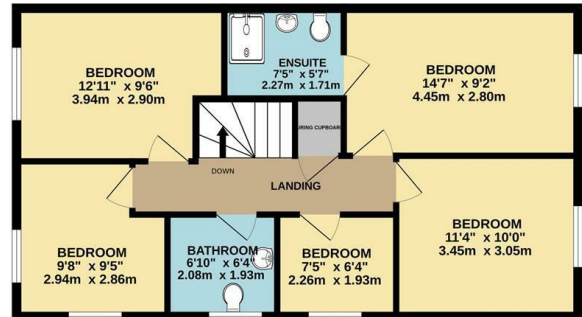
Tenure: Freehold
Energy Rating: C
Council Tax Band: E

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GROUND FLOOR
816 sq.ft. (75.8 sq.m.) approx.



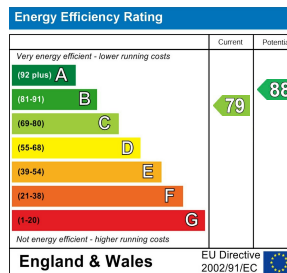
1ST FLOOR
671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 1487 sq.ft. (138.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- 5 Bed Detached House
- Large Lounge/Diner
- Modern Fitted Kitchen/Diner
- Utility Room
- Garage and Parking For 3 Cars



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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