


# property details **approval form**

74 Windermere Drive, Corby, Northamptonshire, NN18 8SS

**Date:** 12 February 2025

**Property Ref and Version:** COR112651 - 0003



## selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

### >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Property Images  |
| 3. Short Description | 7. Floor Plan       |
| 4. Long Description  |                     |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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£450,000

Tenure: Freehold

## >> **key features**

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- > Four Bedrooms
- > Double detached Garage
- > Corner Plot
- > End of Cul de Sac
- > Ensuite and dressing room to primary bedroom
- > Two reception rooms
- > Potential to extend
- > EPC Rating: C

## >> **short description**

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We are delighted to bring to market this four bedroom detached home with a detached double garage. Offering nearly 1700 square foot of living space, an ensuite and dressing room to the primary suite, two reception rooms and a home office.

## >> **long description**

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Nestled in a sought-after and secluded cul-de-sac in Corby, this exceptional four-bedroom detached residence offers generous living space, a high-specification finish, and a beautifully landscaped rear garden. With a detached double garage and a versatile layout, this home is perfect for modern family living.

Upon entering, you are greeted by a welcoming hallway leading to two well-proportioned reception rooms, ideal for both relaxed family gatherings and more formal entertaining. The heart of the home is the upgraded kitchen/breakfast room, featuring stylish cabinetry, premium appliances, and ample space for dining. A separate home office or playroom provides added flexibility, catering to the needs of a growing family or remote working.

Upstairs, the impressive primary suite boasts a spacious bedroom, a private dressing area, and a contemporary en-suite. Three further double bedrooms offer generous proportions, all served by a beautifully upgraded family bathroom.

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Externally, the property benefits from a detached double garage and a private driveway, providing ample parking. The large rear garden is a standout feature, offering a tranquil retreat with plenty of space for outdoor entertaining and relaxation.

Situated in a peaceful cul-de-sac yet within easy reach of Corby's excellent amenities, schools, and transport links, this is a rare opportunity to acquire a stunning family home in a prime location.

Early viewing is highly recommended!

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## >> room description

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### **Entrance Hall**

Entrance via front door leading to stairs, column radiator, door leading to downstairs cloakroom.

### **Cloakroom**

low level WC, wash hand basin, space and plumbing for washing machine, space for tumble dryer, double glazed window to rear, heated towel rail.

### **Study**

9' 10" x 6' 4" to bay ( 3.00m x 1.93m to bay )

Radiator.

### **Lounge**

16' 11" to bay x 11' 7" max ( 5.16m to bay x 3.53m max )

Double glazed window to front aspect, Dru fire, French door to rear, column radiator.

### **Dining Room**

10' 3" x 10' 1" ( 3.12m x 3.07m )

double glazed window to side aspect. radiator.

### **Kitchen**

15' 1" x 14' 4" ( 4.60m x 4.37m )

Eye level double oven, gas hob with cooker hood, 1.5 sink and drainer, integrated dishwasher, double glazed window to rear and side, French door leading to side aspect, tiled floor, wall and base units, radiator.

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### **Landing**

double glazed window to front aspect, airing cupboard, radiator and loft access.

### **Bedroom One**

11' 10" x 9' 11" ( 3.61m x 3.02m )

double glazed window to front and rear, 7'7 x 3'11 dressing area, fitted wardrobe, radiator.

### **En Suite**

Shower cubicle, vanity wash hand basin, low level WC, heated towel rail, obscure double glazed window to rear.

### **Bedroom Two**

15' 1" x 9' 7" ( 4.60m x 2.92m )

double glazed window to side aspect, radiator.

### **Bedroom Three**

13' 2" max x 10' 2" max ( 4.01m max x 3.10m max )

Double glazed window to side aspect, radiator.

### **Bedroom Four**

9' 11" x 8' 4" ( 3.02m x 2.54m )

Double glazed window to front aspect, radiator.

### **Bathroom**

Double glazed window to rear, bath, separate shower cubicle, wash hand basin, Low level WC, extractor fan, splash back tiles, heated towel rail.

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### **Externally**

#### **Front**

Mainly laid to lawn, driveway for more than one vehicle, pathway.

#### **Rear Garden**

Mainly laid to lawn with patio seating area, enclosed fencing, South East facing, mature trees and shrubs, outside tap.

#### **Outbuilding**

18' 6" x 16' 9" ( 5.64m x 5.11m )

Poleo EV charger point, two up and over doors, power lighting, vaulted loft,.

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## >> **property images**



**Your William H Brown office:** 61A Corporation Street, CORBY, Northamptonshire, NN17 1NQ  
T 01536 267418 E [corby@williamhbrown.co.uk](mailto:corby@williamhbrown.co.uk)



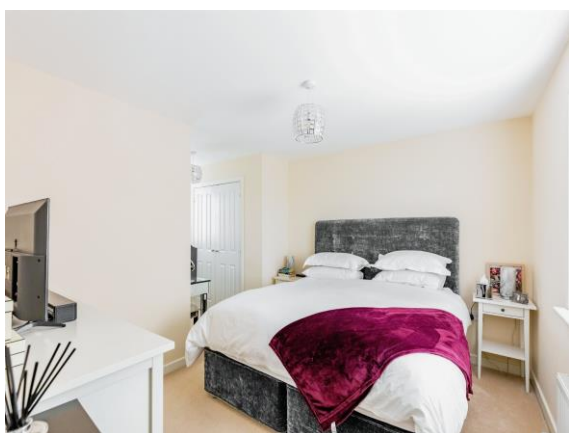
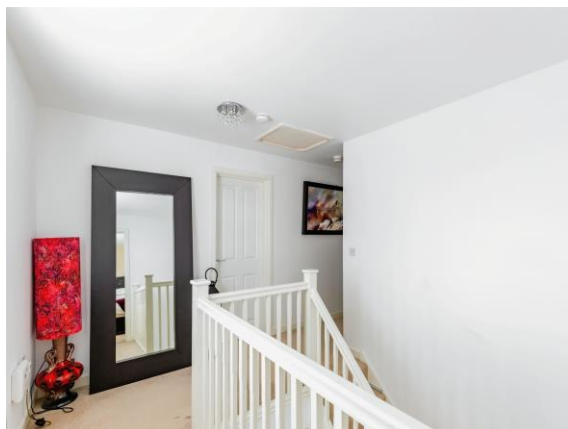
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## >> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## >> approval

Signature		Date
Rob Pearson	Rob Pearson	12/02/2025
Miss W.M. Glencross		