



HENDERSON  
CONNELLAN  
ESTATE AGENTS  
for sale  
01536 409717

**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

271 Lyveden Way, Corby, NN18 8PH

£270,000

3 2 1



## "Stylish & Spacious"

This standout semi detached property offers generous sized, well-planned accommodation and lovely landscaped gardens to the front, side and rear. The property comes with an attached driveway and single garage to the rear. The well presented accommodation includes an entrance hall, guest WC, bay fronted living room and a modern refitted kitchen/ dining room which is the heart of the home. Upstairs there is a large airy landing, family bathroom and three bedrooms with a shower room en suite.

Located within the well serviced Oakley Vale area which offers excellent local amenities and strong schooling options, this stunning semi detached property is being offered for sale with NO CHAIN. The accommodation comprises entrance hall with stairs rising to the first floor landing with storage below, cloaks cupboard and a guest WC. The living room is dual aspect featuring a bay window to the front elevation and French doors which open onto the rear garden. The kitchen/dining area is open plan, dual aspect and connects to the utility area with a door leading onto the rear garden. The kitchen is modern and fitted with a stylish range of wall and base level units with thin profile acrylic work surfaces with under counter sink with mixer tap complemented by herringbone ceramic wall tiled surrounds. Integrated appliances include a built in oven, gas hob and extractor hood, fridge, freezer and a dishwasher. There is space and plumbing for a free standing washing machine (not included). The spacious first floor landing features an arch top picture window and there is an airing cupboard. The family bathroom includes a side panel bath with shower over. There is a retractable shower screen which folds neatly away when not in use, WC and stylish corner oak vanity unit with a stone circular wash hand basin with ceramic tiled wall surrounds. There are three bedrooms with the main bedroom benefitting from fitted wardrobes, and a shower room en suite which includes a shower enclosure, WC and a pedestal wash hand basin with ceramic tiled wall surrounds and floor.

Outside, the plot offers a neat retained frontage which is laid to lawn. There is a side garden which has been gravelled for low maintenance. The enclosed rear garden is attractively landscaped and maintained, offering a neat lawn, paved patio area with a path leading to the rear garden gate, driveway and garage. There are raised planted borders and external lighting.

Generous Sized Semi Detached House

Well Maintained Gardens

Driveway and Single Garage

Modern Fitted Kitchen

Open Plan Kitchen/Dining/Utility

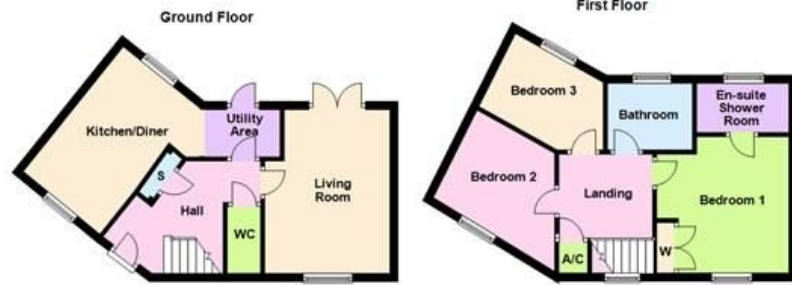
Three Bedrooms

Shower En Suite

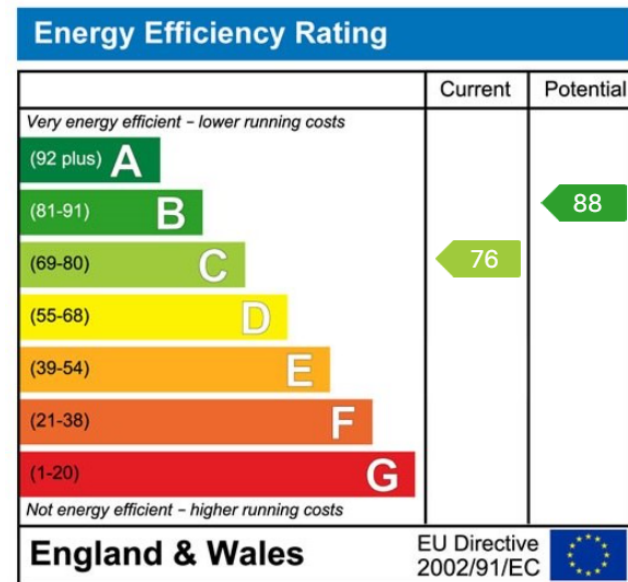
Landscaped Rear Garden

NO CHAIN





- Kitchen/Diner - 4.6m x 2.87m (15'1" x 9'5")
- Utility area - 1.83m x 1.83m (6'0" x 6'0")
- Living Room - 4.57m x 2.62m (15'0" x 8'7")
- WC - 1.52m x 0.91m (5'0" x 3'0")
- Bedroom 1 - 3.4m x 3.35m (11'2" x 11'0") (max)
- En suite Shower - 2.29m x 1.12m (7'6" x 3'8")
- Bedroom 2 - 3.76m x 2.49m (12'4" x 8'2")
- Bedroom 3 - 2.39m x 2.06m (7'10" x 6'9")
- Bathroom - 2.11m x 1.68m (6'11" x 5'6")



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

10 Spencer Court, Corby, Northamptonshire, NN17 1NU

