



1 Howe Crescent, Corby, NN17 2RY



**STUART
CHARLES**
ESTATE AGENTS

£300,000

Situated in this in demand street is this THREE/FOUR bedroom EXTENDED semi detached home located in the popular Admirals area of Corby. Located next to several schools and shops as well as open green spaces and walking distance to the town centre and train station an early viewing is recommended to avoid missing out on this home. The accomadation comprises to the ground floor of an entrance hall, open plan kitchen/breakfast room and separate lounge area, a further bedroom or reception room is located off the main hallway with a guest W.C/En- suite. To the first floor are three good sized bedrooms and a three piece family bathroom. Outside to the front is a low maintenance gravel area which provides off road parking for multiple vehicles and leads to gated access to the garage and side elevation. To the rear a patio area leads onto a low maintenance garden and to the garage while the entire garden is enclosed by timber fencing to all sides. Call now to view!.

- SET NEXT TO OPEN GREEN SPACE
- OPEN PLAN KITCHEN/BREAKFAST/DINER WITH INTEGRATED APPLIANCES
- THREE GOOD SIZED BEDROOMS TO FIRST FLOOR
- OFF ROAD PARKING FOR MULTIPLE VEHICLES AND GARAGE
- WALKING DISTANCE TO SEVERAL SCHOOLS TO INCLUDE ST BRENDANS, WOODNEWTON AND LODGE PARK ACADEMY
- MODERN KITCHEN/DINER
- STUDY/BEDROOM FOUR LOCATED DOWNSTAIRS WITH GUEST W.C
- MODERN THREE PIECE BATHROOM SUITE WITH RAINFALL SHOWER
- LARGE REAR GARDEN WITH POTENTIAL TO LANDSCAPE
- CLOSE TO ABINGTON ROAD PLAYING FIELDS AND PARK, WALKING DISTANCE TO TOWN CENTRE.

Entrance Hall

Entered via a composite door, radiator, under stairs storage, ceiling spotlights, doors to:

Study/Bedroom Four

12'11" x 7'3" (3.94m x 2.21m)

Double glazed window to front elevation, radiator, ceiling spotlights, door to:

Guest W.C

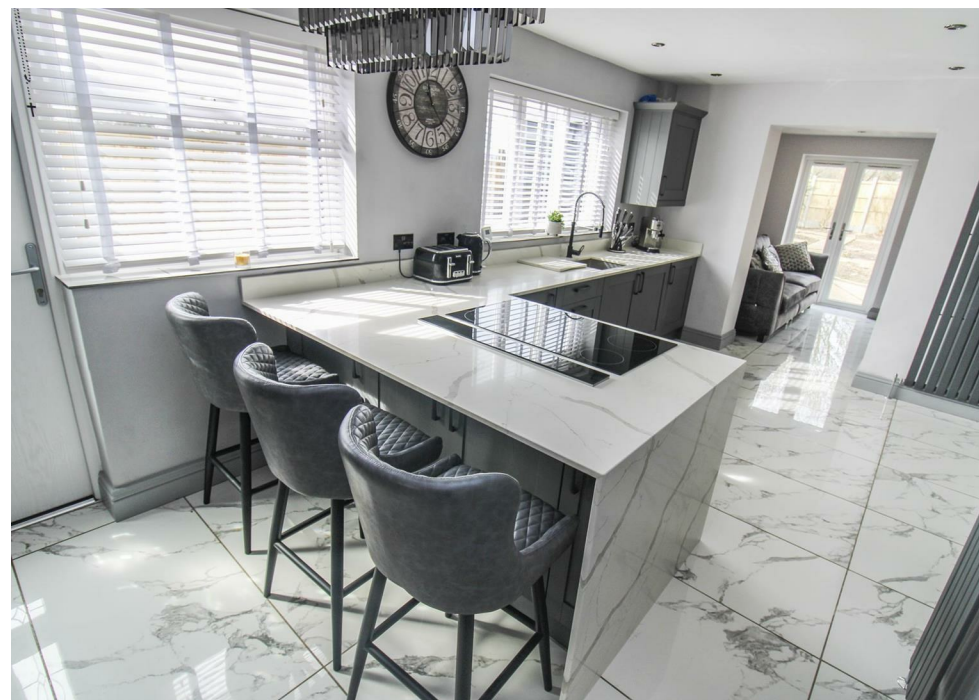
4'0" x 2'0" (1.22m x 0.61m)

Fitted to comprise low level two in one toilet combo, extractor fan, ceiling spotlights and a heated Led mirror.

Kitchen/Breakfast

25'11" x 8'5" (7.92m x 2.59m)

Fitted to comprise a range of base and eye level units with a single steel sink and drainer with pull out tap, double electric oven, electric hob with rising







downdraft extractor, integrated fridge and freezer, integrated washing machine, breakfast bar, ceiling spotlights, two radiators, double glazed bay window to front, double glazed window and composite door to side elevation, archways to:

Dining Room

10'11" x 8'11" (3.35m x 2.74m)

Radiator, feature alcoves, electric stove, archway to:

Lounge

18'0" x 8'0" (5.49m x 2.44m)

Tow double glazed French doors to rear elevation, radiator, ceiling spotlights, telephone point.





First Floor Landing

Loft access, spotlights. airing cupboard with combi boiler, doors to:

Bedroom One

10'7" x 10'7" (3.25m x 3.25m)

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

Bedroom Two

10'0" x 6'11" (3.05m x 2.13m)

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





Bedroom Three

10'14 x 5'78 (3.05m x 1.52m)

Double glazed window to side elevation, radiator, hatch to storage space.

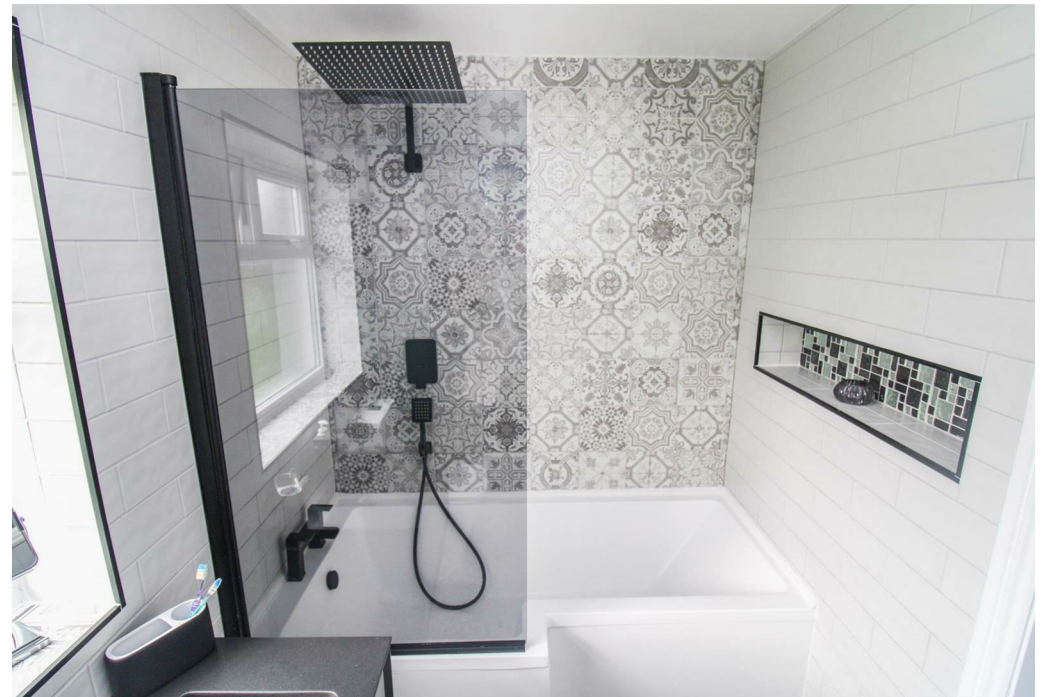
Bathroom

6'11" x 5'2" (2.13m x 1.60m)

This fully tiled room is fitted to comprise a three piece suite consisting of a P shaped bath with large rainfall shower over, wall mounted headset, low level wash hand basin, low level pedestal, radiator, ceiling spotlights and double glazed window to the side elevation.

Outside

Front: A large driveway provides off road parking for





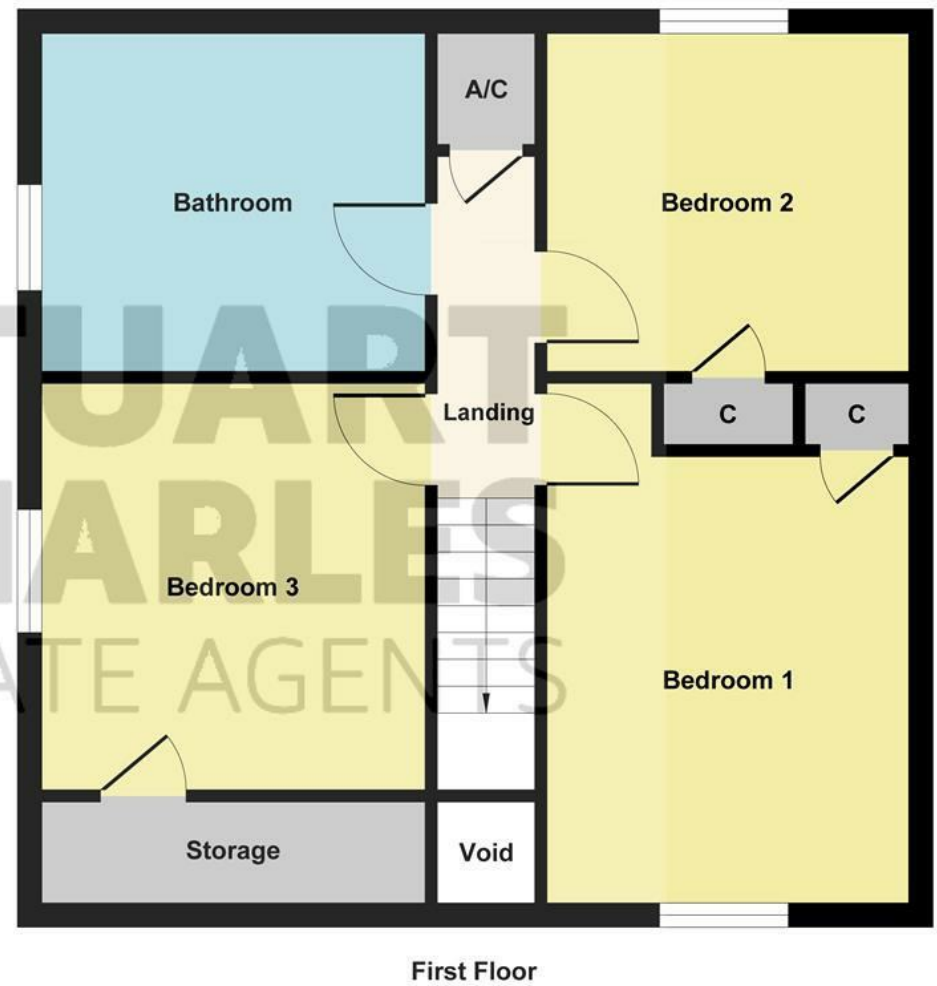
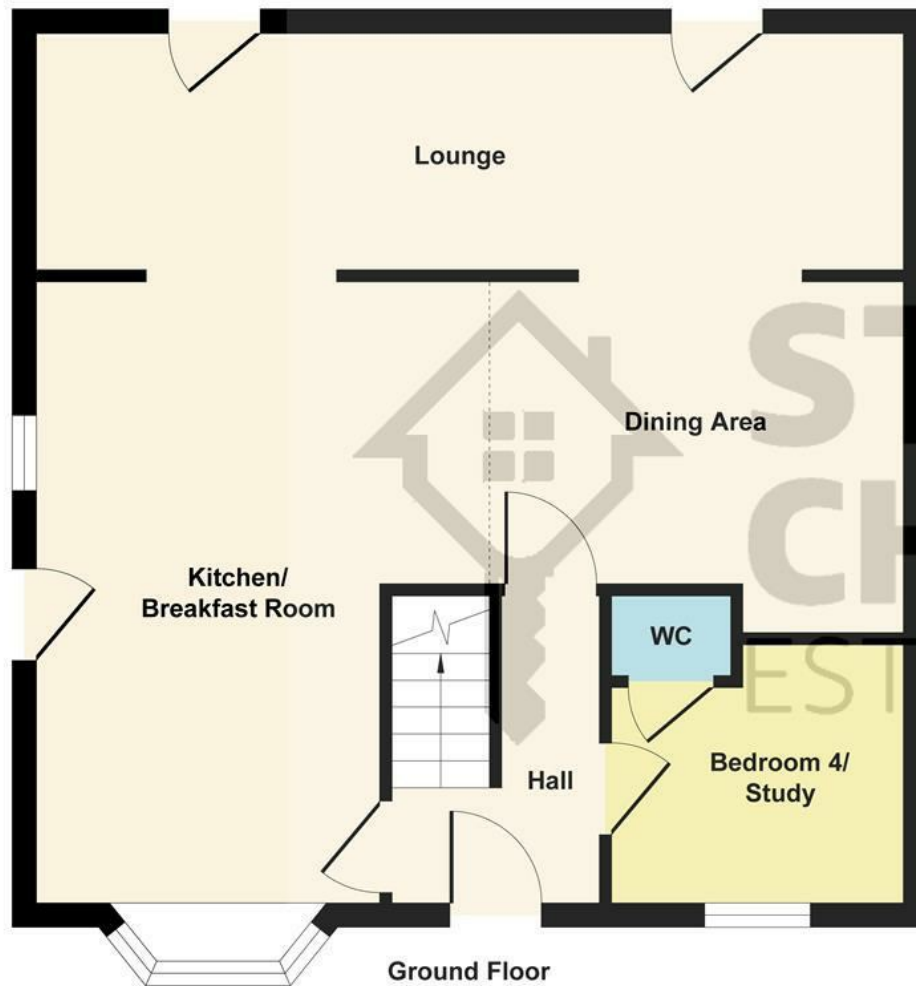


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



multiple vehicles and leads to a low maintenance gravelled garden that is enclosed by timber fencing to all sides and low level brick wall.

Side: Double gates lead a further parking space and a detached garage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-40) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		