



22 Coldermeadow Avenue, Corby, NN18 9AJ



£345,000

Stuart Charles are delighted to offer for sale this beautiful two bedroom detached bungalow with a third bedroom/office located in the sought after area of Corby. An early viewing is recommended because homes in this area are rarely available and we expect high interest due to the location to schools and shops. The accommodation comprises of an entrance porch, large modern kitchen/diner, utility room, living room, 2/3 well proportioned bedrooms, A three piece shower room. Outside is a large corner wrap around plot garden that leads from front to rear and a driveway that leads to a double garage. To the rear a patio area leads onto a private garden that is laid to lawn and enclosed by fencing, brick wall and privet hedges. Call now to view!!

- GOOD SIZED LIVING ROOM
- MODERN KITCHEN/DINER
- UTILITY ROOM
- THREE PIECE SHOWER ROOM
- OFF ROAD PARKING AND DOUBLE GARAGE
- WALKING DISTANCE TO MAINS BUS LINK
- CLOSE TO SHOP
- CLOSE TO OPEN GREEN SPACE

Entrance Porch

Entered via a double glazed door, radiator, door to:

Kitchen/Dining Room

18'6 x 10'6 (5.64m x 3.20m)

Fitted to comprise a range of base and eye level units with a single sink and drainer, hob with extractor, electric oven, breakfast bar, radiator, double glazed window to front and side elevation, the kitchen doors lead to both the utility & the hall

Living Room

17'6 x 15'4 (5.33m x 4.67m)

Double glazed window to front elevation, double glazed folding doors to rear elevation, radiator, tv point, telephone point, door to:

Utility Room

11'8 x 7'2 (3.56m x 2.18m)

Fitted to comprise base and eye level units with a single sink and drainer, space for free standing fridge/freezer,







space for automatic washing machine, radiator.

Bedroom Three/Study

11'8 x 7'2 (3.56m x 2.18m)

Double glazed window to rear elevation, radiator.

Hall

Doors to: bedrooms & bathroom

Shower Room

7'2 x 5'8 (2.18m x 1.73m)

Fitted to comprise a three piece suite consisting of a mains feed shower cubicle, low level wash hand basin, low level pedestal, radiator, double glazed window to side elevation.





Bedroom One

11'4 x 10'6 (3.45m x 3.20m)

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

Bedroom Two

11'0 x 9'0 (3.35m x 2.74m)

Double glazed window to side elevation, radiator, built in wardrobes.

Outside

Front: A large laid lawn leads from the side to the front and gives access to the off road parking and double garage.

Garage: with up and over door, power and lighting





connected, pedestrian door to garden.

Rear: A low maintenance patio and gravel area is enclosed by timber fencing with gated access to the side.







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			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	