

# BRENNAN

## BESPOKE

OFFERS IN EXCESS OF

**£350,000**

**Lyveden Way**

Corby, NN18 8RU



Situated on Lyveden Way in the sought-after Oakley Vale area of Corby, this well-presented four-bedroom detached family home offers spacious and versatile accommodation, ideal for modern family living.

The property is entered via a welcoming hallway, which provides access to the main ground floor rooms and sets the tone for the bright and airy interior. To the rear of the home is the kitchen/diner, a generous and sociable space perfect for everyday family life and entertaining. Double doors open directly onto the rear garden, allowing natural light to flood the room and creating a seamless connection between indoor and outdoor living. The large sitting room also enjoys double doors to the rear garden, offering a comfortable and inviting space to relax while enjoying garden views. Further enhancing the flexibility of the accommodation is a useful multi-purpose room, which could be utilised as a study, snug, children's playroom or formal dining room, depending on individual requirements. A downstairs WC completes the ground floor layout. To the first floor are four generously sized bedrooms, all offering excellent proportions. The master bedroom benefits from fitted wardrobes and a private ensuite, creating a comfortable retreat. The remaining bedrooms are served by a family bathroom, which completes the first-floor accommodation. Externally, the property continues to impress. To the front, there is off-road parking and access to a single garage, providing ample parking and storage. To the rear, the garden features a patio area ideal for outdoor seating and entertaining, with the remainder laid to lawn, offering a pleasant and family-friendly outdoor space. Located close to local amenities, schools and transport links, this attractive home on Lyveden Way offers space, flexibility and a desirable setting, making it an excellent choice for families.

4



2



2





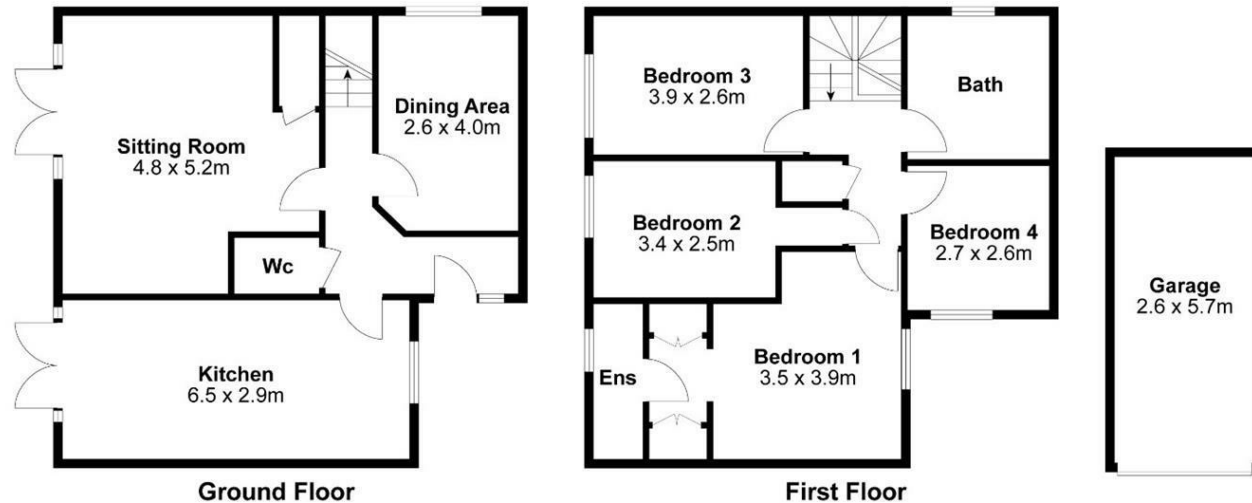
**BRENNAN**  
BESPOKE

**OFFICE ADDRESS**

BRENNAN BESPOKE  
2 The Tithe Barn Glendon Lodge Farm  
Glendon  
Kettering  
Northamptonshire  
NN14 1QF

**OFFICE DETAILS**

01536 904400  
info@brennanbespoke.co.uk  
<https://www.brennanbespoke.co.uk>



For identification only not to scale

Internal Area Approx. : 142m<sup>2</sup>

**BRENNAN**  
BESPOKE

**LOCAL AUTHORITY**  
North Northamptonshire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
E

**VIEWINGS**  
By prior appointment only

| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements