



1 Wensleydale Park, Corby, North Northamptonshire, NN17 2UE



# £250,000

We are proud to present this extended and significantly enhanced three-bedroom semi-detached family home, occupying a generous corner plot within a highly sought-after location, conveniently positioned close to well-regarded schools, local shops, and a range of everyday amenities.

Finished to an exceptional standard throughout, the property showcases a careful blend of quality craftsmanship and stylish design. Upon entering, one is immediately struck by the warmth and elegance of solid oak flooring and internal doors, which flow seamlessly through much of the home, creating a cohesive and refined aesthetic. The accommodation offers well-balanced and versatile living space, including separate reception rooms that provide ideal settings for both formal entertaining and relaxed family life.

At the heart of the home lies a beautifully appointed, high-specification kitchen, thoughtfully designed with integrated appliances and ample workspace, perfectly suited to modern living. This space is further complemented by a charming conservatory, allowing natural light to pour in while offering tranquil views over the garden and an additional area in which to relax or entertain.

Externally, the property continues to impress, boasting ample off-road parking, ensuring practicality is matched by convenience. The prominent corner plot enhances both privacy and outdoor space, adding to the overall appeal of this impressive home.

Combining generous proportions, high-quality finishes, and a prime location, this outstanding property is ideally suited to families and discerning buyers alike. Early viewing is strongly recommended to fully appreciate all that is on offer.

- Immaculately finished
- Off road parking
- Walking distance to Schools
- Recently upgraded Kitchen
- Corner position
- Conservatory
- Great location.
- Walking distance to all amenities.
- Modern family bathroom
- Option to create multiple off road parking

## Entrance Hall

Double glazed window to side elevation, radiator, stairs to first floor landing, doors to:

## Lounge

15'5" x 12'2" (4.70m x 3.71m)

Double glazed bay window to front elevation, solid oak flooring, solid oak door, gas fireplace with marble surround and oak hearth, TV and telephone points, archway to:

## Dining Room

8'7" x 7'6" (2.64m x 2.29m)

Double glazed double doors to conservatory, high gloss eye and base level units, granite worktops, integrated electric oven and hob, integrated fridge and freezer, integrated washing machine, granite splashbacks, stainless steel extractor, spotlights, recessed stainless steel one and a half bowl sink with chrome mixer tap over.







### Conservatory

11'8" x 8'7" (3.56m x 2.64m)

Double glazed window to side and rear elevations, double glazed patio door to side elevation, solid oak floor, TV point.

### First floor landing

Double glazed window to side elevation, loft access, doors to:

### Bedroom one

11'3" x 9'6" (3.45m x 2.90m)

Double glazed window to rear elevation, TV and telephone points, radiator.





### Bedroom two.

10'7" x 9'1" (3.25m x 2.79m)

Double glazed window to front elevation, radiator.

### Bedroom three

6'9" x 6'9" (2.06m x 2.06m)

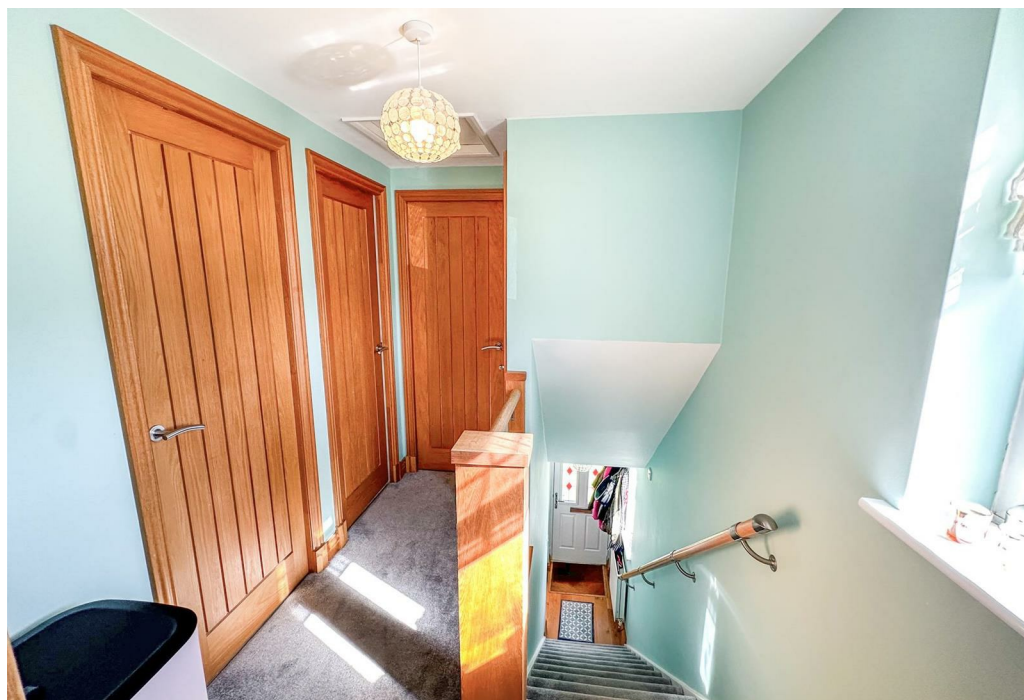
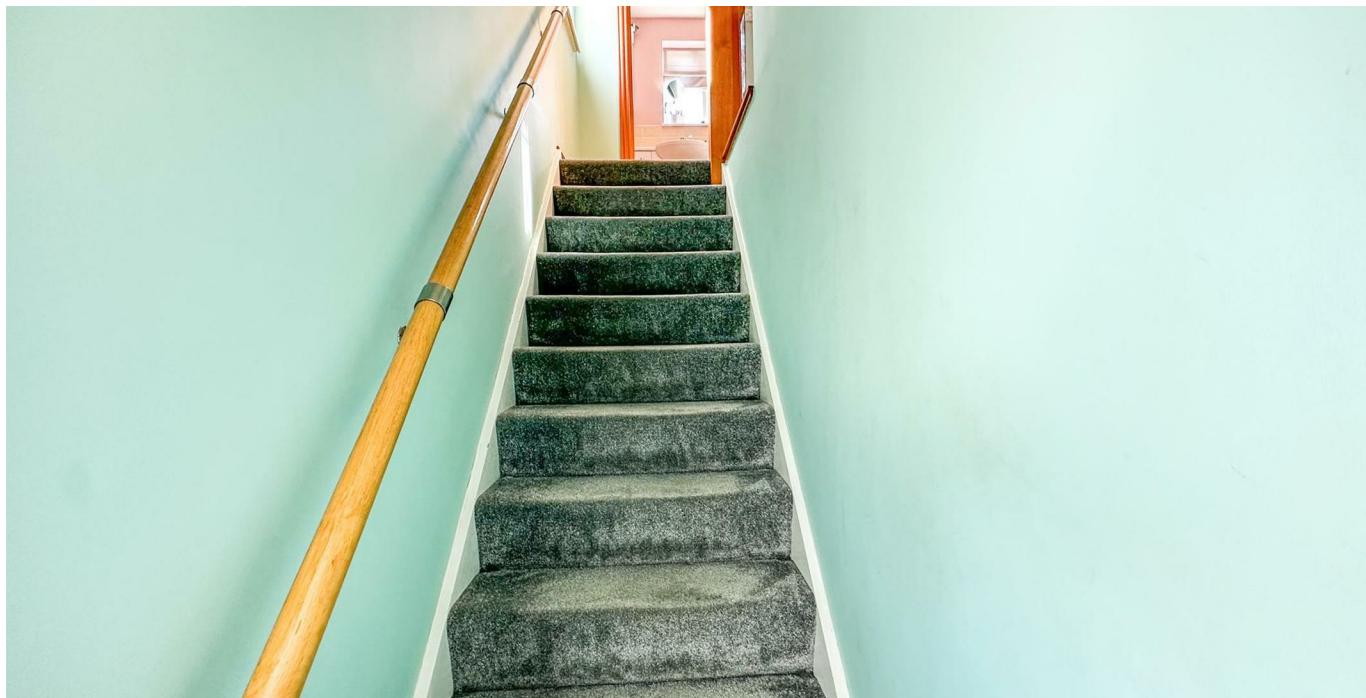
Double glazed window to front elevation, radiator.

### Bathroom

Obscure double glazed window to rear elevation, bath, electric remote controlled micra shower, vanity wash hand basin, low level WC, storage cupboard, radiator, spotlights, Karndean flooring.

### Outside

Front - Mainly laid to lawn with block paved path





leading to front door, gated pedestrian access to the rear.

Rear - Patio seating area, lawn, enclosed by wood panel fencing and brick walling.







First Floor





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	