



26 Clarendon Close, Corby, NN18 8DD



**£235,000**

Situated in an enviable location with green space to the front is this Three bedroom three storey family home located in the quiet village of Little Stanion. Set within walking distance of the primary school and local shops an early viewing is recommended to avoid missing out on this home. The accomodation comprises to the ground floor of a entrance hall, guest W.C, kitchen/breakfast room and a lounge/diner to the rear. To the first floor are bedroom two and three as well as the master bathroom. To the second floor is the master bedroom with a dressing area and a three piece en-suite. Outside to the front is a low maintenance garden which leads to a pedestrian door to the rear of the garage. To the rear a decked area is covered by a pergola and this leads onto a laid lawn while the garden is enclosed by timber fencing and has gated access to the garage and off road parking spaces. Call now to view!!!

- THREE BEDROOM THREE STOREY
- KITCHEN/BREAKFAST ROOM
- THREE PEICE BATHROOM, GUEST WC AND ENSUITE
- CLOSE TO P RIMARY SCHOOL
- A FIVE MINUTE DRIVE TO CORBY TRAIN STATION
- OFF ROAD PARKING AND GARAGE
- LOUNGE/DINER
- CLOSE TO SHOPS
- OPEN GREEN SPACE TO THE FRONT
- LOW MAINTENANCE REAR GARDEN

### Entrance Hall

Entered via a double glazed door, radiator, stairs rising to first floor, doors to:

### Guest W.C

Fitted to comprise a two piece suite consisting of a low level wash hand basin, low level pedestal, radiator, extractor.

### Kitchen/Breakfast Room

Fitted to comprise a range of base and eye level units with a one and half bowl steel sink and drainer, gas hob with extractor, electric oven, integrated fridge/freezer, space for automatic washing machine, space for dishwasher, radiator, double glazed window to front elevation.

### Lounge/Diner

Double glazed French doors to rear elevation, radiator, Tv point, telephone.







### **First Floor Landing**

Stairs rising from ground floor, double glazed window to front elevation, stairs rising to second floor, doors to:

### **Bedroom Two**

Double glazed window to rear elevation, radiator.

### **Bedroom Three**

Double glazed window to front elevation, radiator.

### **Bathroom**

Fitted to comprise a three piece suite consisting of a panel bath, low level pedestal, low level wash hand basin, radiator.





## Second Floor Landing

Stairs rising from first floor, door:

## Bedroom One

Double glazed window to front elevation, double glazed Velux windows, radiator, Tv point, dressing area, door to:

## En-Suite

Fitted to comprise a three piece suite consisting of a mains feed double shower cubicle, low level pedestal, low level was hand basin, radiator, extractor.

## Outside

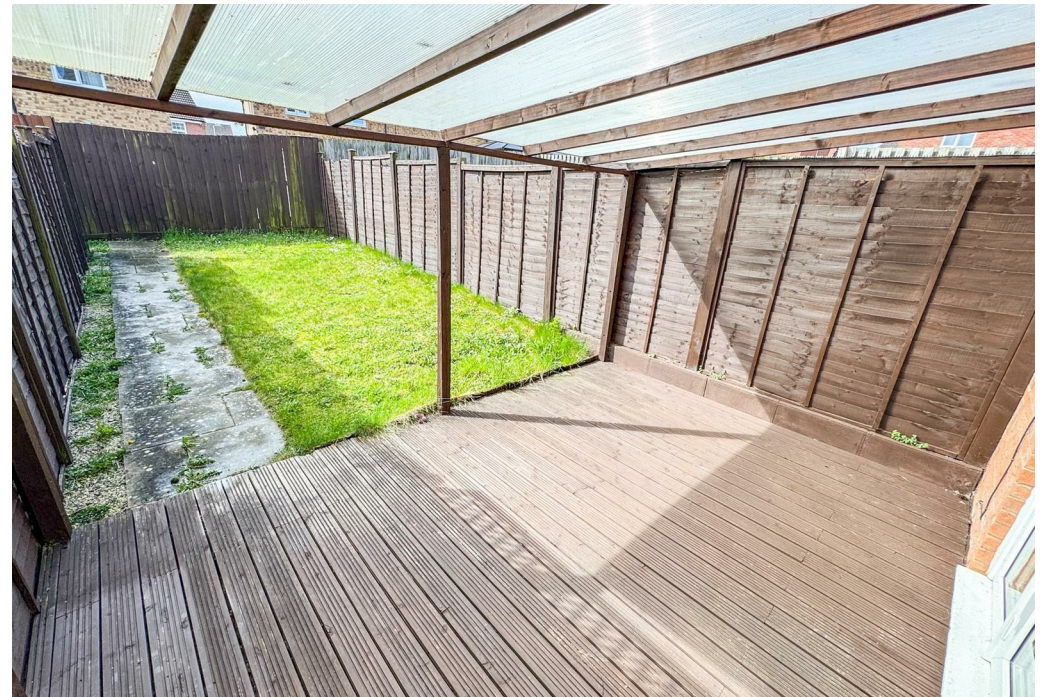
Front: A low maintenance lawn leads to pedestrian door to the rear of the garage.

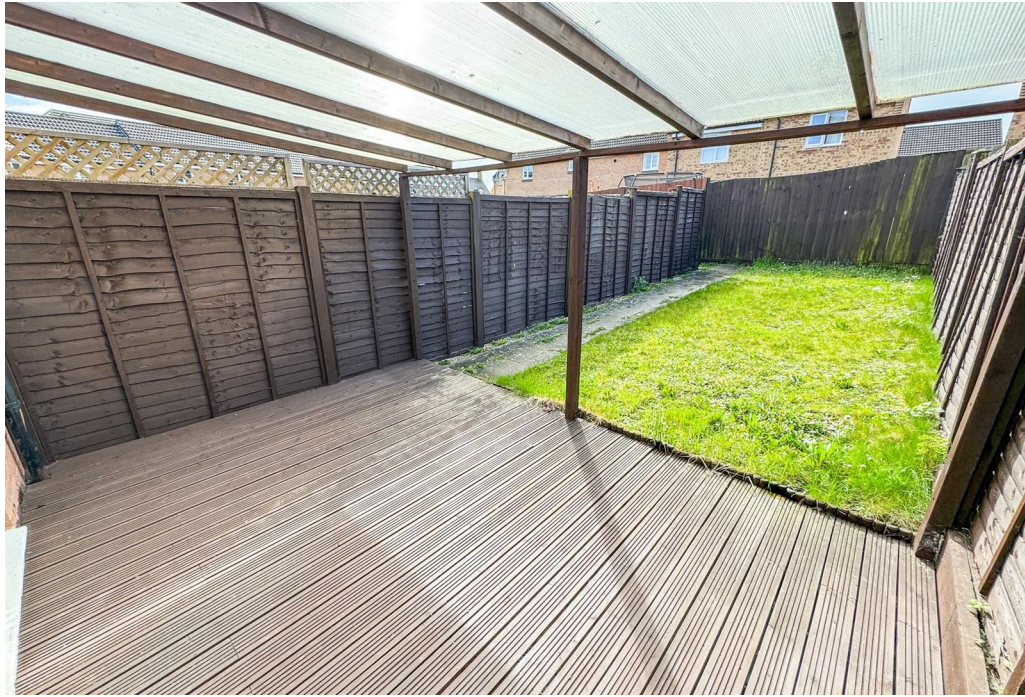




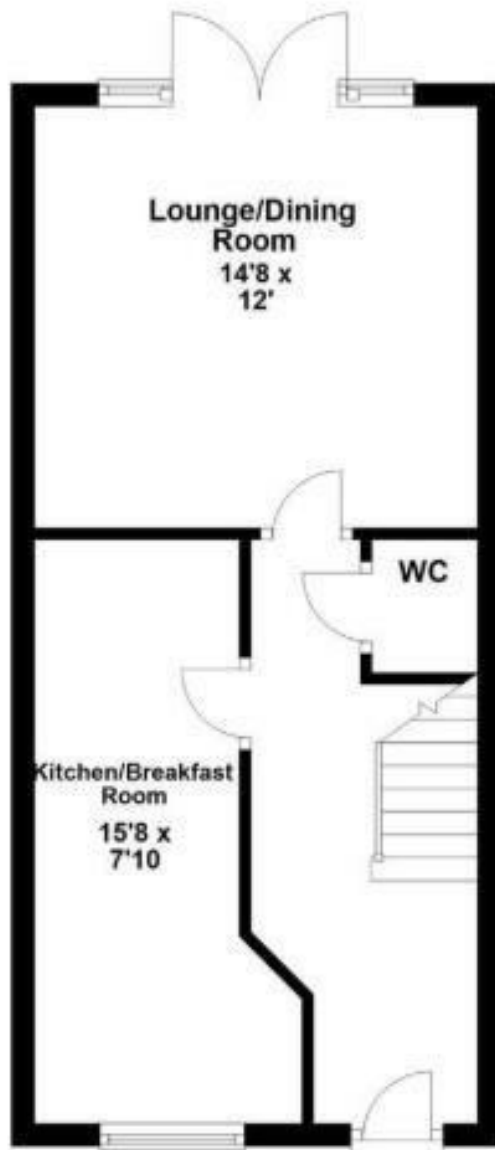
Rear: A raised decking area leads onto a laid lawn and is enclosed by timber fencing to all sides, gated access leads to the garage and off road parking.

Garage: With an up and over door and off road parking spaces to the front.

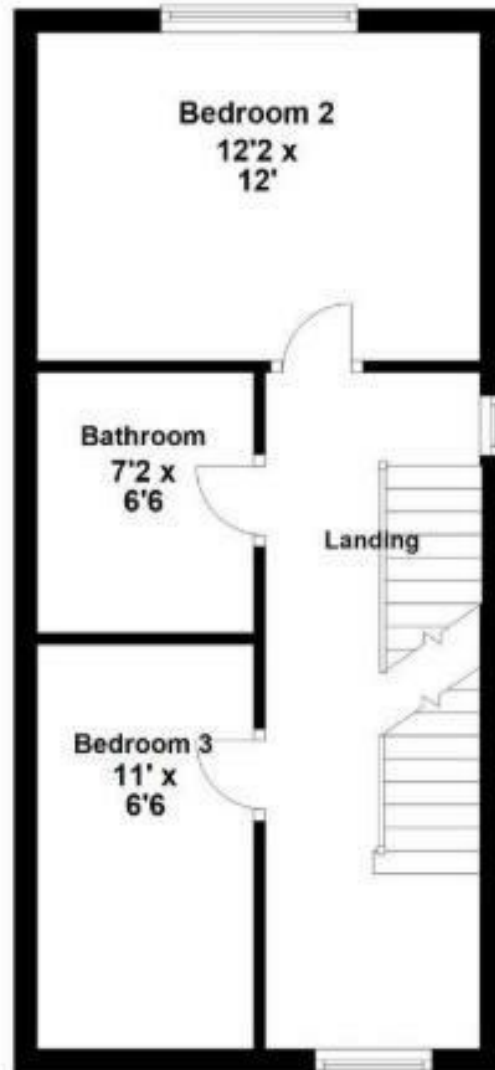




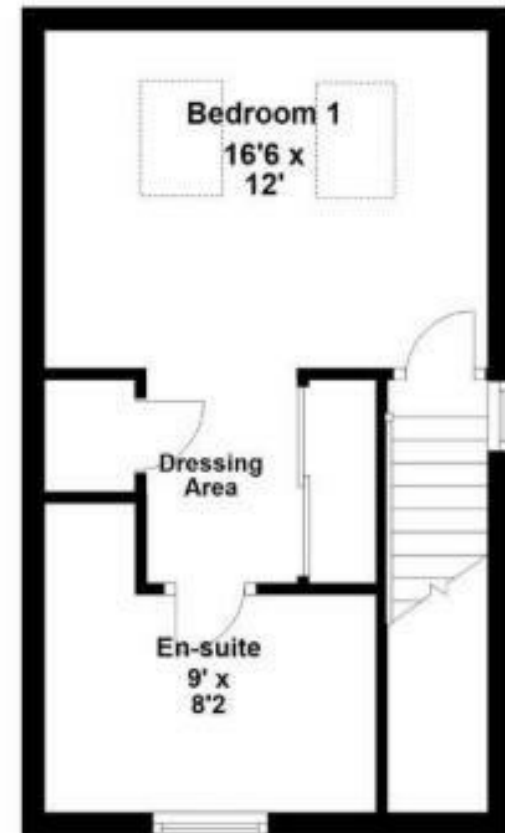
### Ground Floor



### First Floor



### Second Floor





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	81
(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	