

Woodnewton Way, Corby

STUART CHARLES
ESTATE AGENTS

# £235,000

This well-proportioned three bedroom family home, situated within the popular Lodge Park area of Corby.

Enjoying attractive views towards Thoroughsale Woods and conveniently positioned within walking distance of a variety of local amenities, including schools, shops and transport links, this property presents an excellent opportunity for first-time buyers, growing families and investors alike. An early viewing is highly recommended to appreciate the accommodation and location on offer.

The ground floor accommodation comprises an entrance porch leading into a welcoming entrance hall, a spacious lounge providing a comfortable setting for relaxation, and a kitchen/diner overlooking the rear garden, offering ample space for everyday family dining.

To the first floor are three well-proportioned bedrooms, providing flexible accommodation to suit a variety of needs, alongside a three-piece family bathroom.

Outside, the property benefits from an enclosed front garden, bordered by metal fencing with dual gated access. Established shrubs and mature planting add character and greenery to the frontage.

To the rear is a charming, low-maintenance garden, thoughtfully arranged with a combination of paved patio and lawned areas, creating an ideal





- CONSERVATORY
- FULLY RENDERED
- UTILITY ROOM
- CLOSE TO WOODLANDS WALKS
- LOFT FULLY BOARDED WITH SKYLIGHT
- NEW COMBI BOILER
- DRIVEWAY PARKING
- CLOSE TO ALL AMENITIES AND LOCAL SCHOOLING
- CUL-DE-SAC LOCATION
- NEW CONSUMER UNIT

## Entrance Porch
Entered via double glazed front door to front elevation.

## Entrance Hall
Entered via double glazed front door, radiator, under stair storage, doors to;

## Lounge
13'10 x 10'4 (4.22m x 3.15m)
Double glazed French doors to rear elevation, radiator, tv and telephone point, electric fire.

## Kitchen/Diner
21' x 8'11 (6.40m x 2.72m)
Fitted to comprise a range of base and eye level units with a single sink and drainer, free standing range cooker, wall mounted combi boiler space for free standing fridge/freezer, radiator, double glazed window to front and rear elevation.

## Conservatory
10'11 x 7'11 (3.33m x 2.41m)


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**Utility Room**
Two double glazed doors to front and rear elevation, double glazed window to rear elevation, space for white goods.

**Landing**
Double glazed window to the front elevation, doors to:

**Bedroom One**
13'10 x 10'8 (4.22m x 3.25m)
Double glazed window to rear elevation, radiator, built in wardrobe.















**Bedroom Two**
13'10 x 9'11 (4.22m x 3.02m)
Double glazed window to rear elevation, radiator, two built in wardrobe, loft ladder.

**Bedroom Three**
9'9 x 6'10 (2.97m x 2.08m)
Double glazed window to front elevation, radiator.

**Shower Room**
6'10 x 5'6 (2.08m x 1.68m)

**Outside**
The front is enclosed by a metal fence surround, with dual gated access, with mature bushes and plants.








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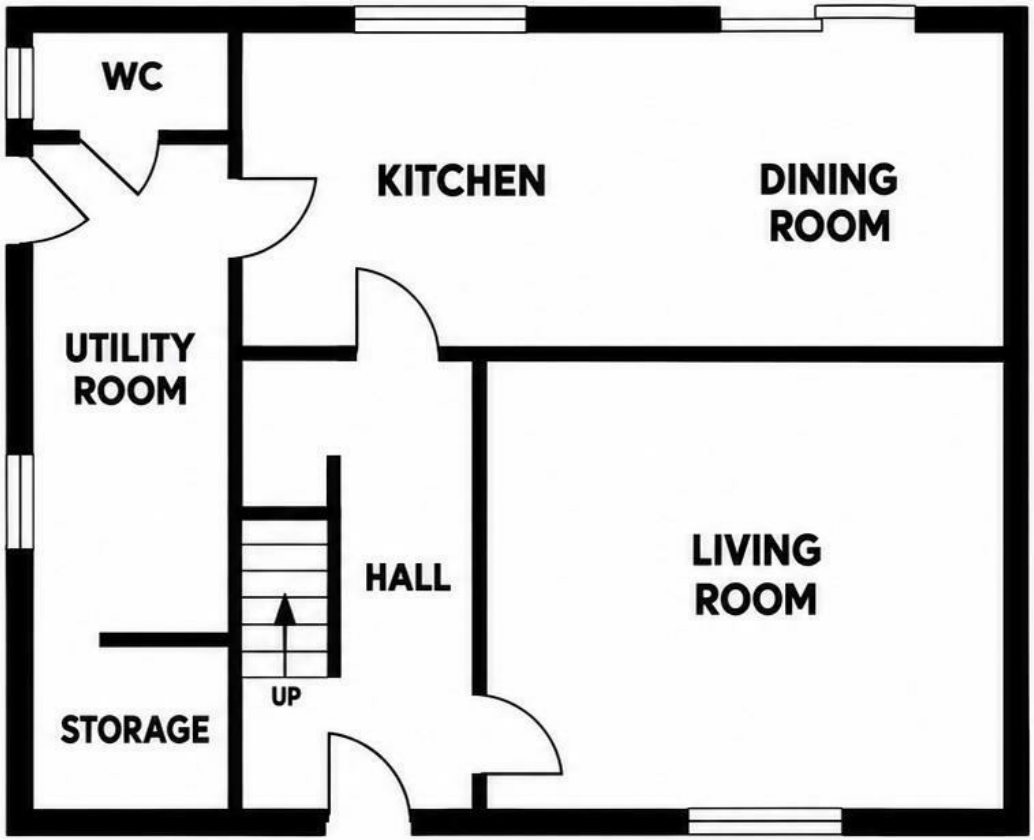


To the rear there is a low maintenance garden with a mixture of patio and gravel area, all enclosed by timber fence surround. There is also a utility room with space for white goods

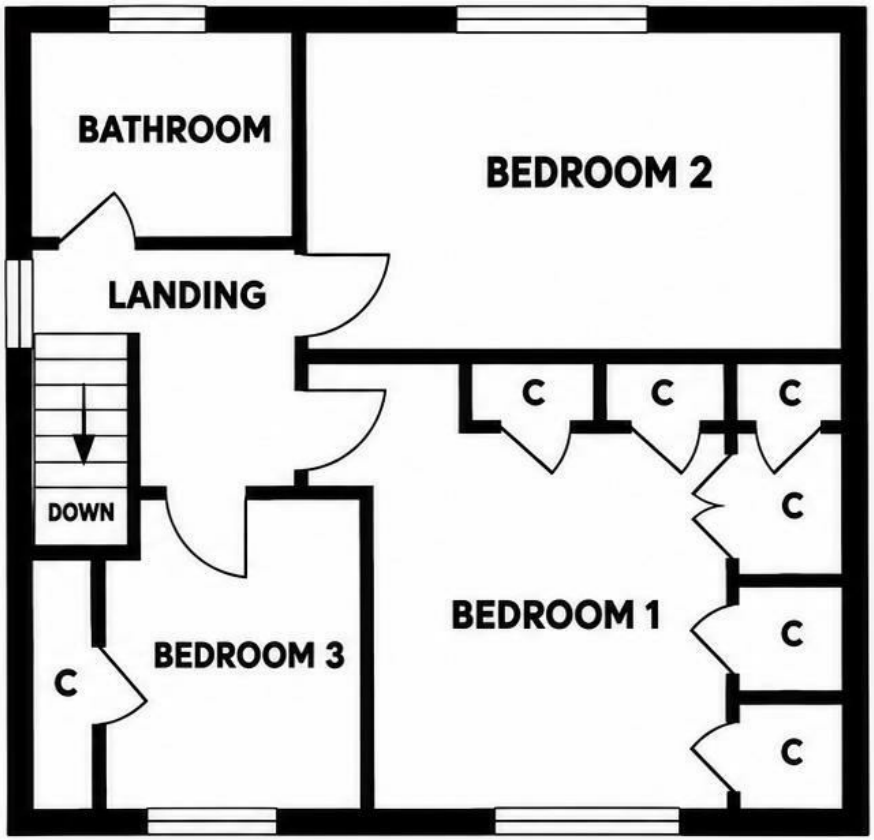




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GROUND FLOOR




FIRST FLOOR

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This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon.

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