



**HENDERSON
CONNELLAN**
ESTATE AGENTS

15 Stockwood Drive, Corby, Northamptonshire, NN17 1JL

Offers Over £300,000

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"Raising the Bar!"

Raising the bar for modern family living, this beautifully upgraded three-bedroom home combines a high-spec finish with thoughtful touches throughout. This beautifully presented semi-detached house is nicely positioned and conveniently located for numerous nursery & primary schools. The property comes with a driveway providing parking for two cars and there is a large attractively maintained enclosed rear garden. The upgraded accommodation comprises entrance hall, guest WC, lounge with bay window, separate dining/ living room and there is a spacious upgraded kitchen. Upstairs, there is a family bathroom and three bedrooms with the main bedroom enjoying custom built-in wardrobes and an attractive bay window. With its generous garden, garage and dedicated home-working space, this is a home that raises the bar without compromising on the things that matter.

Description:

Offering stylish and modern designed living space, this semi-detached home is conveniently situated for local schooling and town centre amenities. The welcoming accommodation comprises entrance hall with stairs rising to the first floor landing and there is a guest WC. The lounge benefits from an attractive bay window and fireplace. The living room/ diner has an original fireplace feature as well as bespoke sliding doors providing a fluid transition to the kitchen. The refitted kitchen comprises a range of wall and base level units with work surfaces incorporating a sink with drainer, a built in oven and separate top oven/ grill, with an induction hob and extractor hood. There is also access to the garden and driveway.

From the first floor landing there is a large family bathroom which includes a P-shaped bath with shower, WC and a pedestal wash hand basin with ceramic tiled wall surrounds. There are three bedrooms. The property benefits from a gas fired central heating system and uPVC double glazed windows, other additional upgrades include; 3 stage water filtration system to the whole house, Cat 6 cabling to every room (except master bedroom) to provide reliable high speed internet connections throughout the property, a professionally installed full size ariel inside the loft space to aid with the aesthetics of the outside of the property, mains power to the garden gazebo, shed, and garage with the garage benefitting from its own MCB for isolation purposes. This beautiful property really needs to be seen to appreciate the thoughtful configuration and quality that the current owner has installed.

Outside:

The outside space is a real highlight of this home, offering a surprisingly generous and beautifully maintained garden with excellent space for relaxing, entertaining and enjoying the warmer months. A large central lawn is framed by mature hedging and established planting, creating a good degree of privacy, while a variety of paved seating areas provide plenty of options for outdoor dining and entertaining. Space for a garden gazebo which would create a fantastic additional entertaining area, with room for comfortable outdoor furniture making the garden particularly usable throughout the year. (Existing gazebo available under separate negotiation). A pathway extends through the garden to a further paved seating area and useful garden storage, while the established borders and mature hedging add colour, structure and privacy. To the front, the property benefits from a smart block-paved driveway providing useful off-road parking, together with attractive planting and a low-maintenance frontage. The property also benefits from a detached-style garage/ outbuilding, providing valuable additional storage or practical workspace.





- Kitchen/Breakfast Room - 4.39m x 3.51m (14'5" x 11'6")
- Living Room - 5.31m x 3.58m (17'5" x 11'9") max
- Family Room - 4.01m x 3.48m (13'2" x 11'5") max
- Office - 1.91m x 3m (6'3" x 9'10")
- WC - 1.3m x 0.69m (4'3" x 2'3")
- Bedroom One - 4.06m x 3.25m (13'4" x 10'8") max
- Bedroom Two - 3.58m x 2.49m (11'9" x 8'2")
- Bedroom Three - 1.98m x 2.36m (6'6" x 7'9")
- Bathroom - 2.64m x 2.24m (8'8" x 7'4")
- Garage - 5.77m x 3m (18'11" x 9'10")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	69	
(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	

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