



Brisbane Gardens, Corby

**STUART
CHARLES**
ESTATE AGENTS

Offers in excess of £330,000

Situated within a highly sought-after cul-de-sac in the popular Kingswood area of Corby is this rarely available three-bedroom detached family home, occupying a generous, larger-than-average plot with excellent potential for future extension or adaptation (subject to the necessary planning permissions). Combining spacious accommodation with an enviable plot and the added benefit of a solar panel system with a valuable Feed-in Tariff, this home offers both lifestyle appeal and long-term financial benefits.

Ideally positioned within walking distance of several highly regarded primary and secondary schools, Morrisons supermarket and a range of local amenities, this property is perfectly suited to growing families.

The accommodation comprises an inviting entrance hall, guest W.C., dining area, spacious lounge, conservatory, fitted kitchen and separate utility area. To the first floor are three well-proportioned bedrooms and a beautifully refitted modern three-piece family bathroom.

Outside, the property continues to impress. The front offers an attractive lawn with mature planting, alongside a driveway providing off-road parking and access to the garage. The substantial rear garden is a particular feature of the home, offering a large patio leading onto an extensive lawn with additional seating areas, low-maintenance gravelled sections and a number of private spaces to relax and entertain. The generous plot not only provides excellent outdoor living but also offers exciting scope for future extension or redevelopment, subject to obtaining the relevant planning permissions.

- MODERN KITCHEN
- LARGE LOUNGE
- MODERN THREE PIECE BATHROOM AND GUEST W.C
- OFF ROAD PARKING AND TANDEM LEFT GARAGE
- CLOSE TO MORRISONS AND MULTIPLE SHOPPING AREAS
- DINING AREA AND CONSERVATORY
- THREE GOOD SIZED BEDROOMS
- LARGER THAN AVERAGE PLOT WITH POTENTIAL TO EXTEND
- CLOSE TO MULTIPLE PRIMARY AND SECONDARY SCHOOLS
- SOLAR PANELS RETURN QUARTELY FEED IN TARIFF.

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 pedestal, low level wash hand basin, radiator, double glazed window to side elevation.

Lounge

18'0 x 10'0 (5.49m x 3.05m)

Double glazed window to front elevation, radiator, Tv point, telephone point, double glazed patio doors to conservatory.

Dining Area

12'0 x 8'0 (3.66m x 2.44m)

Double glazed Bi fold doors to rear elevation, radiator, door from hallway.







Conservatory

13'1" x 12'0" (3.99m x 3.66m)

Brick built base, radiator, double glazed windows and doors to side elevation.

Kitchen

12'0" x 10'0" (3.66m x 3.05m)

Fitted to comprise a range of base and eye level units with a single sink and drainer, space for electric range cooker, space for American fridge/freezer, double glazed window to front elevation, integrated dishwasher, large wine rack, ceiling spotlights, door to garage, archway to:





Utility Area

5'0 x 5'0 (1.52m x 1.52m)

With base level storage, plumbing for automatic washing machine.

First Floor Landing

Loft access, airing cupboard, two storage cupboards, doors to:

Bedroom One

15'8 x 9'0 (4.78m x 2.74m)

Double glazed window to front elevation, radiator, built in wardrobes.





Bedroom Two

10'6 x 10'2 (3.20m x 3.10m)

Double glazed window to front elevation, radiator, built in wardrobe.

Bedroom Three

11'0 x 6'6 (3.35m x 1.98m)

Double glazed window to front elevation, radiator.

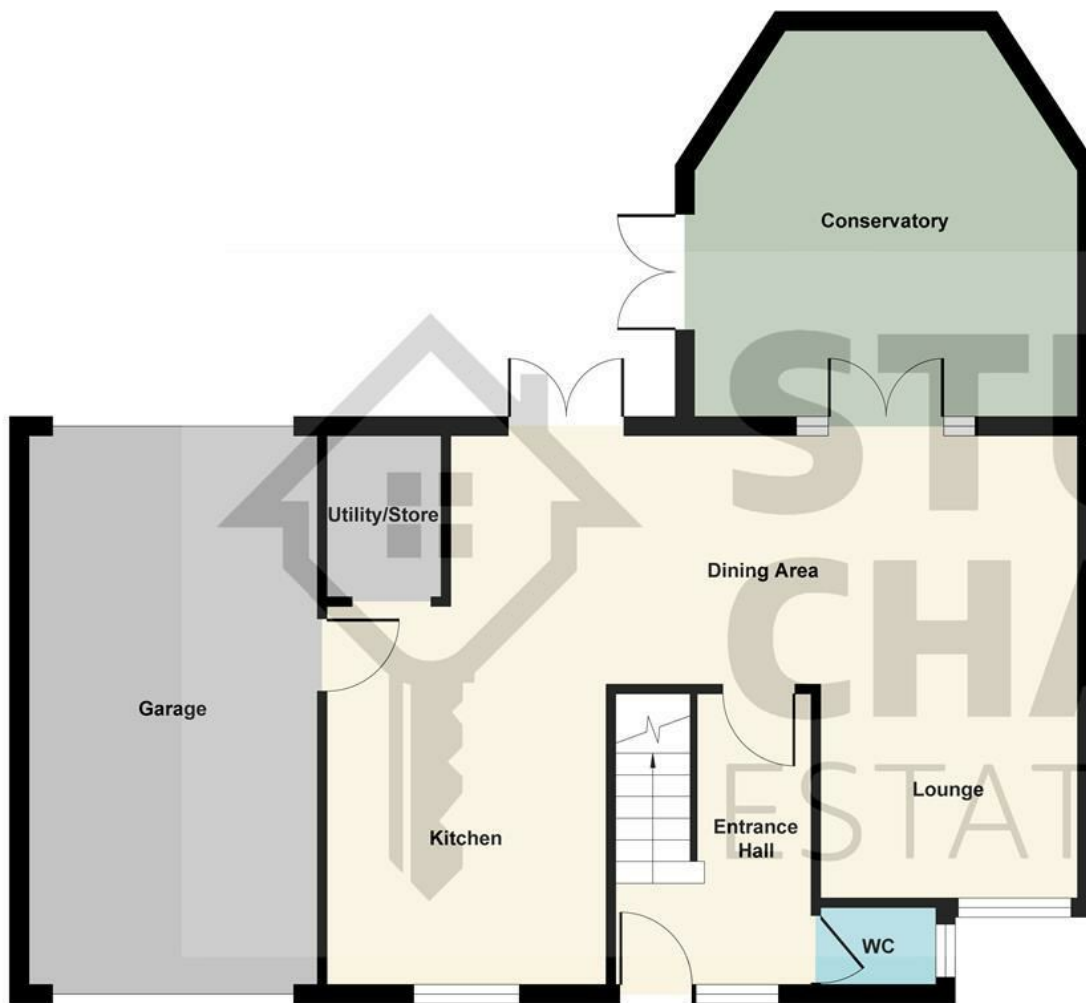
Bathroom

10'0 x 6'6 (3.05m x 1.98m)

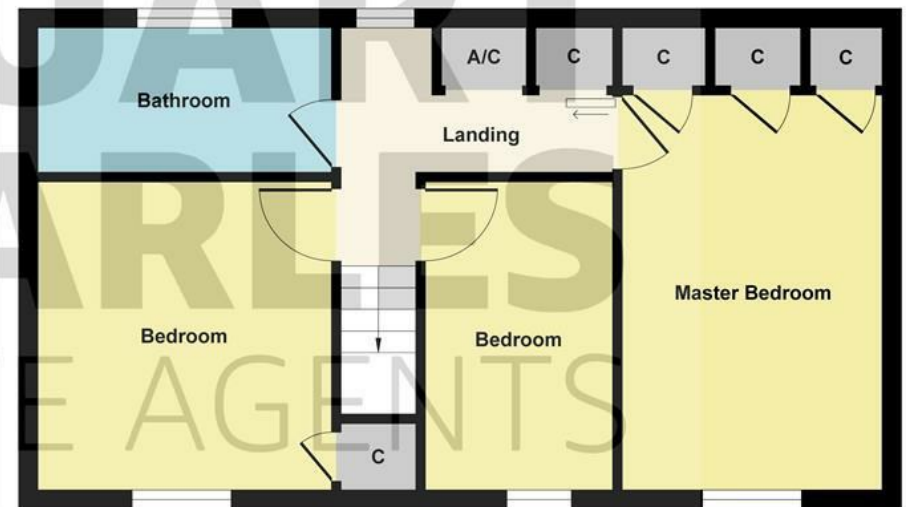
Fitted to comprise a three piece suite with a panel bath featuring a electric feed shower over, low level pedestal, low level wash hand basin, radiator, double glazed window to rear elevation.







Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Outside

Front: A low maintenance lawn area features mature planting area's and this leads to a driveway and garage, EV charging.

Garage: 19'0 x 10'0: With electric roller door, power and light connected, double door to rear elevation.

Total Floor Area

128 square metres

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(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		