



The Lawns, Corby

**STUART
CHARLES**
ESTATE AGENTS

£315,000

Situated in this highly sought-after cul-de-sac within the popular Knights Lodge area of Corby, this well-presented two/three-bedroom detached bungalow offers versatile accommodation, generous parking, and a beautifully maintained south-facing rear garden. Occupying a peaceful position, this wonderful home is sure to appeal to a wide range of buyers, and an early viewing is highly recommended.

The accommodation begins with an entrance porch leading into a spacious living/dining room which provides an excellent area for relaxing and entertaining, doors lead to a practical galley-style kitchen and bedroom one, a hallway leads to a bedroom two, a three piece shower room and a separate lounge which offers flexible living and could easily be utilised as a third bedroom if required, having previously formed two separate bedrooms. A bright conservatory also overlooks the rear garden from the living room, creating the perfect space to enjoy throughout the seasons.

Externally, the property continues to impress. To the front, a substantial block-paved driveway provides off-road parking for several vehicles. The attractive south-facing rear garden is a particular highlight, featuring a large paved patio ideal for outdoor dining, two well-kept lawned areas, and a further private seating patio to the rear. Mature shrubs and secure timber fencing surround the garden, creating a peaceful and private outdoor space perfect for both entertaining and relaxing.

This is a fantastic opportunity to acquire a spacious and versatile detached bungalow in one of Corby's most desirable locations. Contact Stuart Charles Estate Agents today to arrange your viewing.

- GOOD SIZE GALLEY KITCHEN
- LIVING ROOM/BEDROOM TO THE REAR
- THREE PIECE SHOWER ROOM
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- FLEXIBLE ACCOMODATION
- DINING ROOM/LIVING ROOM TO THE FRONT
- TWO DOUBLE BEDROOMS
- SOUTH FACING GARDEN
- CONSERVATORY
- LOW MAINTENANCE FRONT AND REAR GARDEN

Entrance Porch

Entered via a composite door, door to:

Living Room/Dining Room

16'5 x 10'2 (5.00m x 3.10m)

Double glazed window to front elevation, radiator, feature fireplace, doors to:

Kitchen

16'6 x 6'6 (5.03m x 1.98m)

Fitted to comprise a range of base and

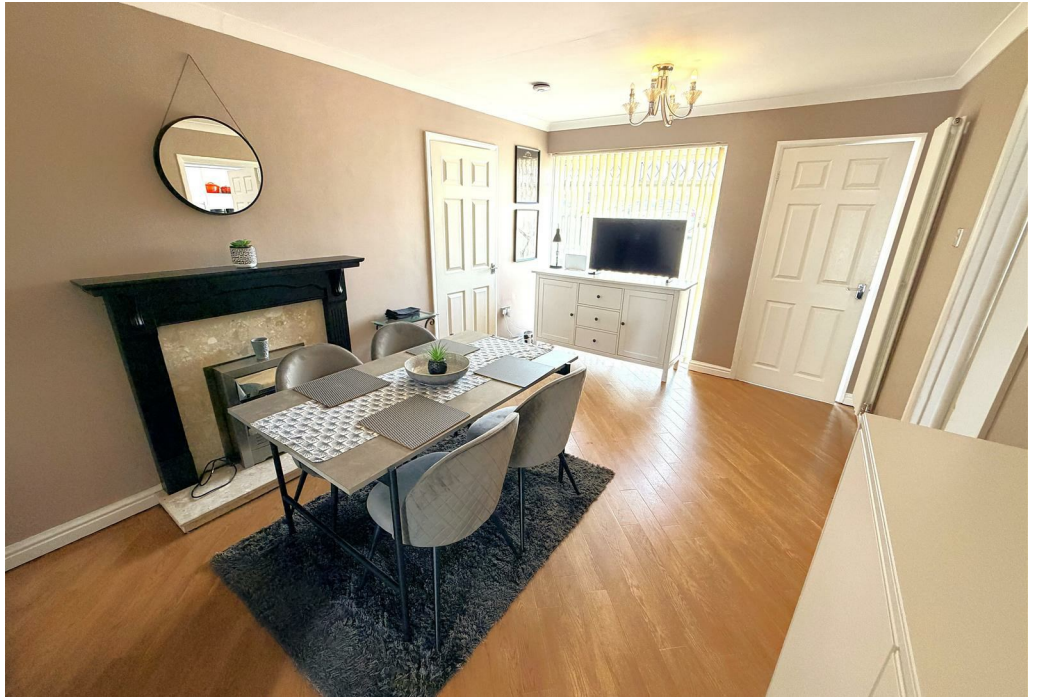
eye level units with a single steel sink and drainer, gas hob with extractor, electric oven, space for automatic washing machine, space for dishwasher, double glazed window to front and side elevation, double glazed stable door to side elevation,

Bedroom One

16'3 x 7'10 (4.95m x 2.39m)

Double glazed window to front elevation, radiator.







Rear Hall

Loft access, doors to:

Bedroom Two

8'11 x 7'10 (2.72m x 2.39m)

Double glazed window to rear elevation, radiator.

Shower Room

6'6 x 6'2 (1.98m x 1.88m)

Fitted to comprise a three piece suite consisting of a mains feed walk in double shower, low level wash hand basin, low level pedestal, radiator, double glazed window to side elevation.





Living Room/Bedroom Three

(Formally two bedrooms) Two sets of double glazed French doors to conservatory, two radiators, tv point, electric fire, storage cupboard.

Conservatory

Brick built base, radiator,

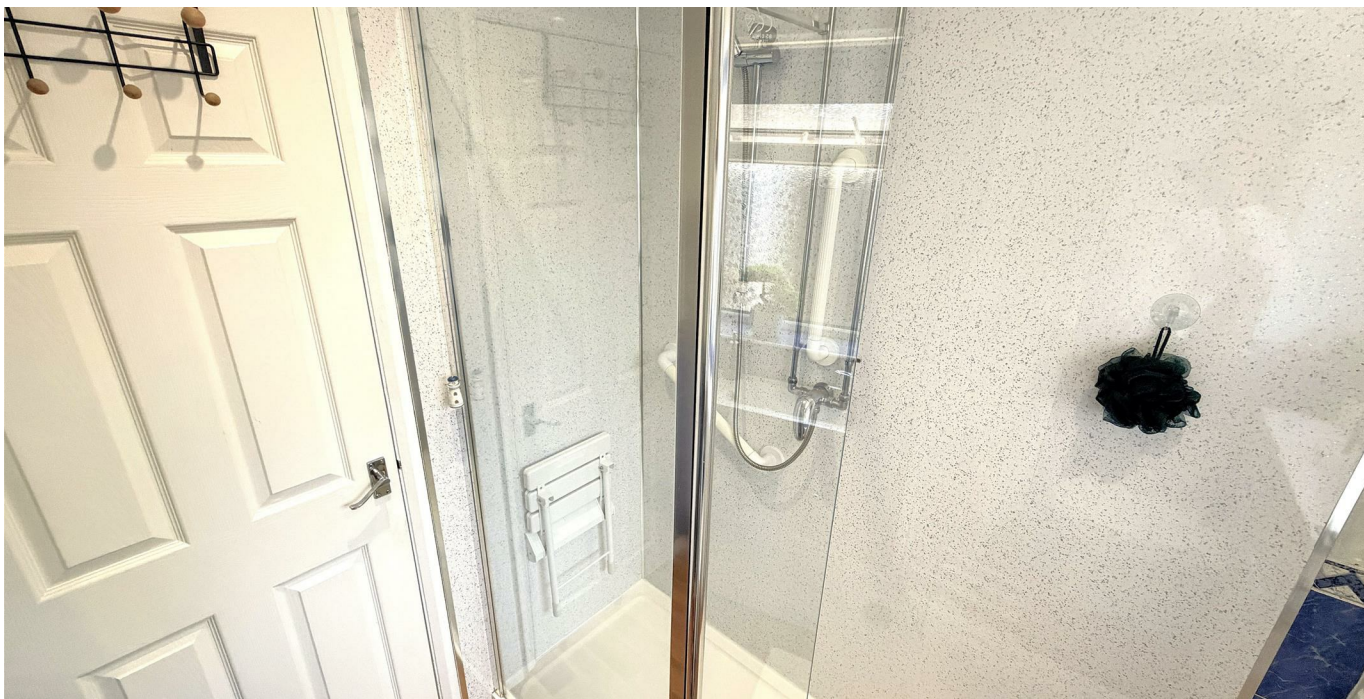
Outside

Front: A large block paved driveway provides off road parking for multiple vehicles and this leads to a low maintenance slate area, low level walls and gated access to the rear.

Rear: A large patio areas leads down to a split lawn and this leads to a large patio area to the rear of the garden.









Ground Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-40) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		