



1 Corby Road  
Kettering, NN14 1DB



**Simpson & Partners**

# 1 Corby Road

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## About the Property

Located in the desirable village of Stanion, this attractive and well-presented three-bedroom family offers spacious accommodation throughout.

The property is entered via a welcoming entrance hall, with doors leading to the ground floor accommodation and stairs rising to the first floor. The impressive open-plan lounge and family room provides a fantastic family space, with a multi-fuel burner creating a cosy focal point and door leading out to the rear garden.

To the rear of the property is the excellent kitchen/dining room, fitted with a range of wooden wall and base units, a Belfast sink and space for a range-style cooker and additional appliances. There is plenty of room for a dining table, while the impressive bifold doors open directly onto the garden, allowing plenty of natural light into the room and making this an ideal space for entertaining. A useful utility area and downstairs WC complete the ground floor.

The first floor provides two double bedrooms and a good single bedroom, together with a well-appointed family bathroom. The bathroom benefits from a four-piece suite comprising a double shower enclosure, bath, vanity wash hand basin and WC, along with a chrome heated towel rail.

Externally, the enclosed rear garden is predominantly laid to lawn, with a substantial paved patio providing an ideal area for outdoor seating and dining. The garden also benefits from a useful garden shed and a separate garden office with heating, both of which are equipped with power and lighting, providing excellent additional storage and workspace. Gated side access leads to the front of the property, where a paved driveway offers off-road parking for several vehicles.

An excellent family home combining spacious accommodation, attractive countryside surroundings and a desirable village location

**£430,000**



Entrance Hall

Lounge

Family Room

Kitchen/Diner

Utility Room

Guest WC

Landing

Bedroom One

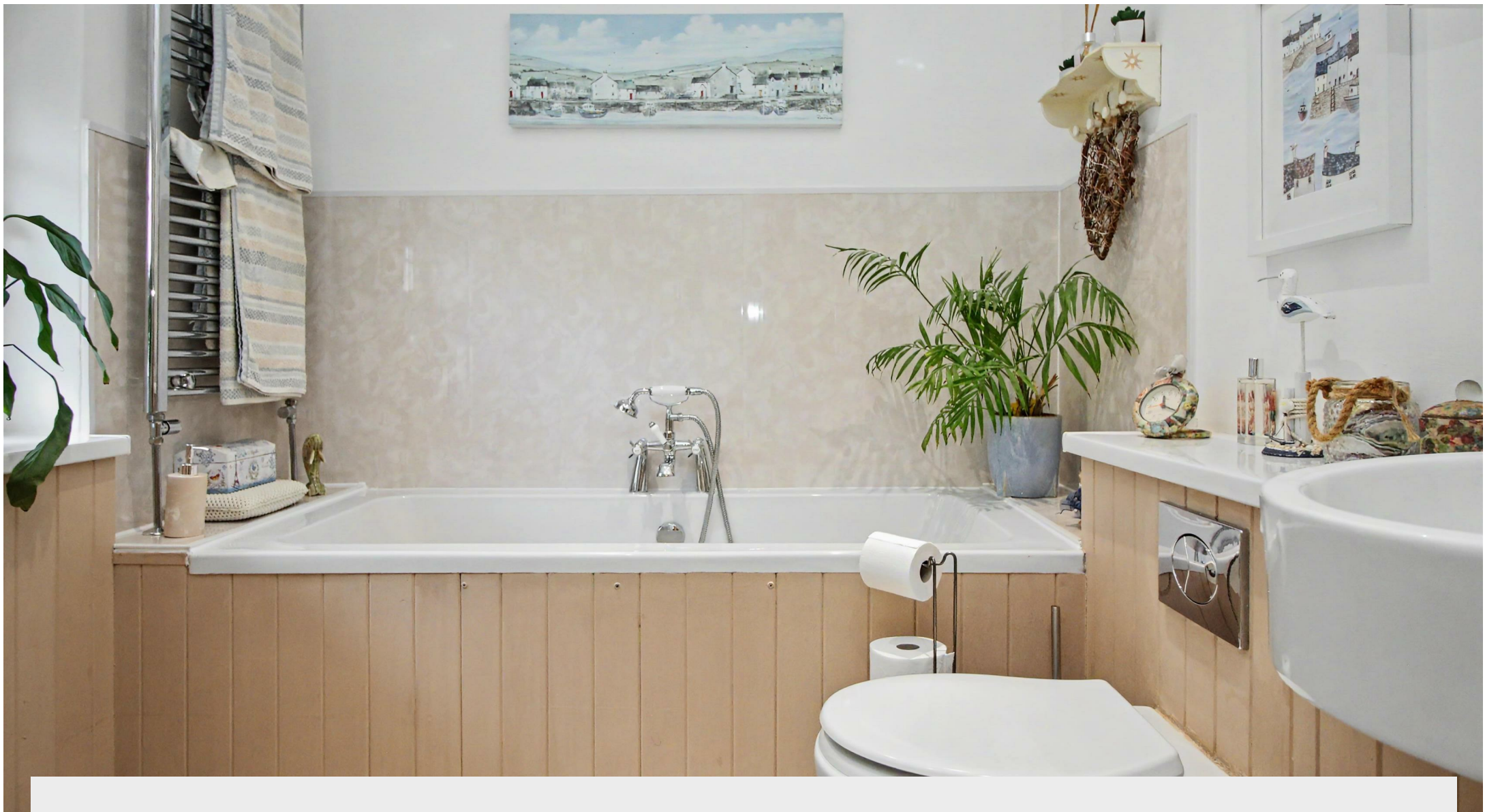
Bedroom Two

Bedroom Three

Bathroom













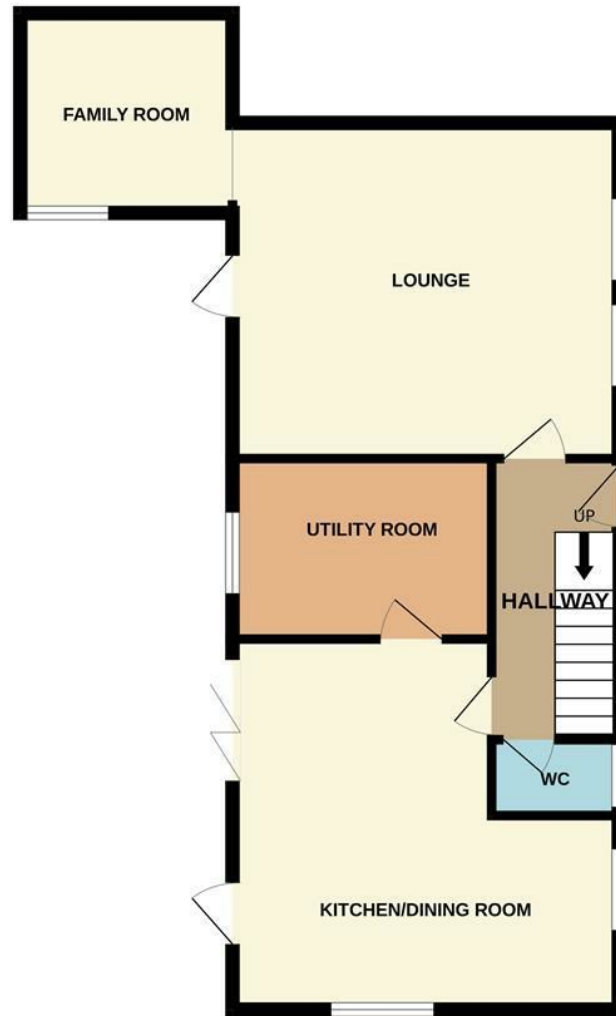
### Energy Efficiency Rating

|                                             | Current                                                                                                     | Potential |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |



Simpson & Partners

GROUND FLOOR  
640 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR  
570 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 1209 sq.ft. (112.4 sq.m.) approx.

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