



21 Leven Way, Corby, NN17 2LQ





# £295,000

Stuart Charles are delighted to offer for sale this recently modernised THREE/FOUR bedroom semi detached with ANNEX accommodation home located in the Lodge Park area of Corby. Situated in a quiet cul de sac and within walking distance of several amenities to include several schools and shops an early viewing is recommended to avoid missing out on this home. The accommodation comprises of an entrance hall, lounge with log burner, refitted kitchen/diner with integrated appliances, three good sized bedrooms and a refitted shower room. Outside in the rear garden is a detached garage that has been converted to an annex style accommodation that features a bedroom and three piece en-suite. To the front a driveway provides off road parking for multiple vehicles and has gated access to the rear. To the rear this south west facing garden features a large patio area that leads onto a laid lawn and to a further patio area which is located at the rear of the garage. Call now to view!!

- RECENTLY MODERNISED TO INCLUDE SOLID OAK DOORS, NEW DOUBLE GLAZING, A NEW COMPOSITE FRONT DOOR AND WOODEN FLOORING
- REFITTED KITCHEN WITH INTEGRATED APPLIANCES
- RE-FITTED SHOWER ROOM
- LARGE SOUTH WEST FACING GARDEN
- WALKING DISTANCE TO MAIN BUS LINKS
- LOUNGE WITH LOG BURNER
- THREE GOOD SIZED BEDROOMS
- CONVERTED GARAGE WITH BEDROOM AND EN-SUITE SHOWER ROOM
- CLOSE TO PRIMARY AND SECONDARY SCHOOLS
- LOCATED IN A PEACEFUL CUL DE SAC

## Entrance Hall

Entered via a double glazed door, double glazed door to front elevation, door to:

## Lounge

14'10 x 12'5 (4.52m x 3.78m)

Double glazed window to front elevation, radiator, tv point, telephone point, log burner, door to:

## Kitchen/Diner

17'9" x 8'10" (5.43 x 2.7)

Re-Fitted to comprise a range of eye level units with a Belfast sink, five ring gas hob with extractor, double electric oven, integrated fridge/freezer, integrated dishwasher, integrated washing machine, double glazed French doors to rear elevation, plinth heater, ceiling spotlights, double glazed window to front elevation.













## Hall

Doors to:

### Bedroom One

15'7 x 9'2 (4.75m x 2.79m)

Double glazed window to rear elevation, radiator, built in triple wardrobe.

### Bedroom Three

10'6 x 6'4 (3.20m x 1.93m)

Double glazed French doors to rear elevation, radiator, built in wardrobes.









## Bathroom

7'4" x 4'1" (2.26 x 1.26)

Re-Fitted to comprise a walk in mains feed double shower cubicle, low level wash hand basin, low level pedestal, radiator, extractor, double glazed window to side elevation.

## First Floor bedroom Two

13'11" x 12'9" (4.26 x 3.89)

Double glazed window to rear elevation, stairs rising from ground floor, radiator, walk in wardrobe.

## Outside

Garage Conversion: 19'3 x 7'5 : Double glazed window to rear elevation, double glazed door to side elevation, door to:









En-Suite: Fitted to comprise a three piece consisting of a shower cubicle with electric shower, low level pedestal and low level wash hand basin.

Front: A driveway provides off road parking and leads to a low maintenance gravel area as well.

Rear: A large patio area leads onto a newly laid lawn and has access to the converted garage, to the rear of the garage is a second patio area while the garden is enclosed by timber fencing to all sides.









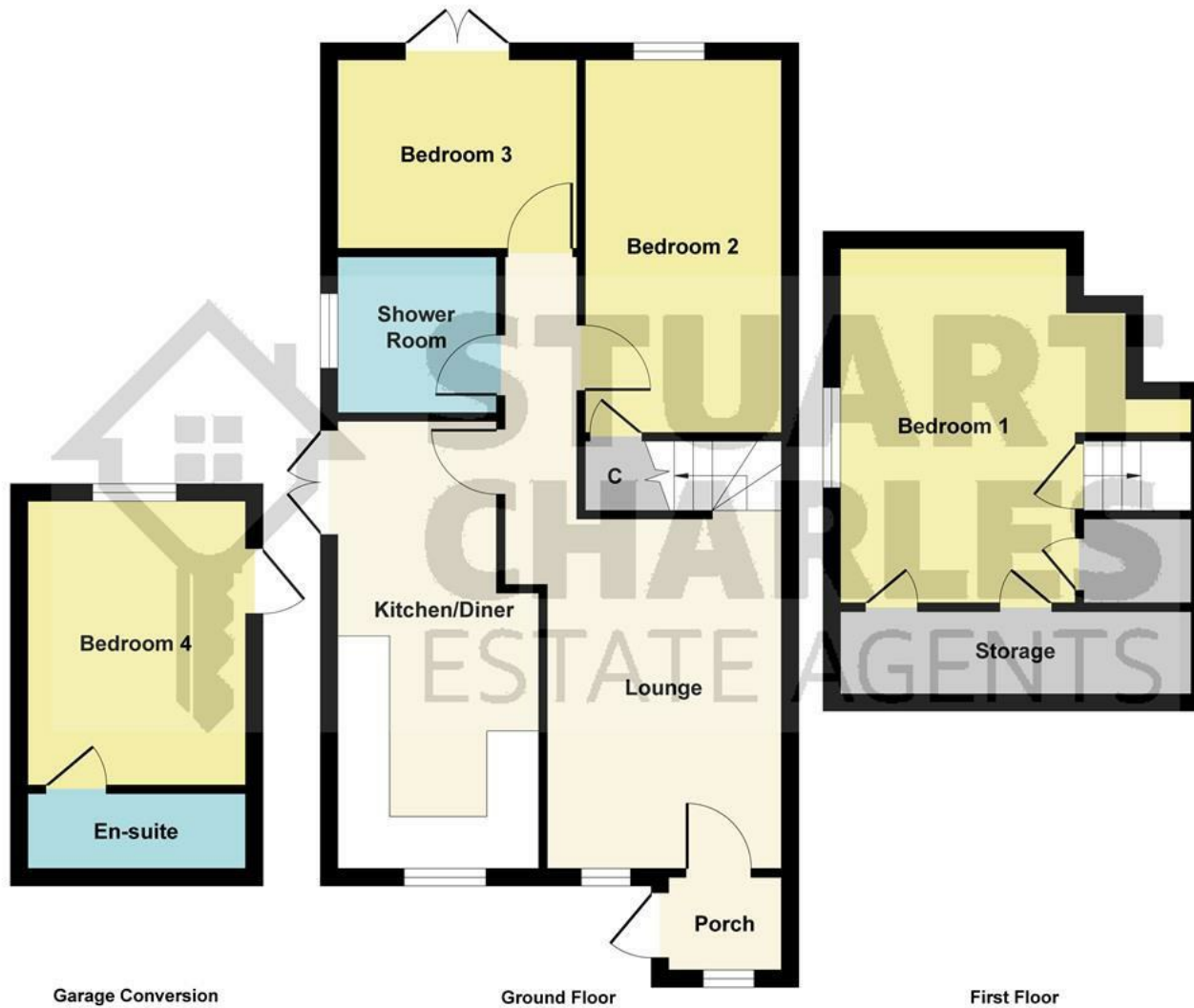


Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>		<b>67</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	