



1 Howe Crescent, Corby, NN17 2RY





**£289,950**

\*\*\* REFURBISHED TO A HIGH STANDARD \*\*\* Stuart Charles are delighted to offer for sale with NO CHAIN this three/four bedroom refurbished semi detached family home located in the desirable Lodge park area of Corby. Having been updated by the current owner and located walking distance from several schools and shops, an early viewing is recommended to avoid missing out on this stunning property. The accommodation comprises to the ground floor of an entrance hall, study/bedroom four with guest W.C, open plan kitchen/ breakfast room with integrated appliances that leads into the dining area and a large lounge that over looks the garden to the rear of the home. To the first floor are three good sized bedrooms and a modern re-fitted three piece family bathroom suite. Outside to the front is a large driveway that provides off road parking for multiple vehicles and leads to a low maintenance gravel garden which is enclosed by timber fencing and low level walls to all sides. Double gates lead to a detached garage at the side while to the rear a large patio area leads onto a undeveloped garden which could be laid to lawn or landscaped by the new owners. Call now to view!!.

- NO CHAIN
- FULLY REFURBISHED TO A HIGH STANDARD
- OPEN PLAN KITCHEN/BREAKFAST/DINER WITH INTGRATED APPLIANCES
- STUDY/BEDROOM FOUR LOCATED DOWNSTAIRS WITH GUEST W.C
- THREE GOOD SIZED BEDROOMS
- MODERN THREE PIECE BATHROOM SUITE WITH RAINFALL SHOWER
- OFF ROAD PARKING FOR MULTIPLE VEHICLES AND GARAGE
- LARGE REAR GARDEN WITH POTENTIAL TO LANDSCAPE
- WALKING DISTANCE TO SEVERAL SCHOOLS TO INCLUDE ST BRENDANS, WOODNEWTON AND LODGE PARK ACADEMY
- CLOSE TO ABINGTON ROAD PLAYING FIELDS AND PARK, WALKING DISTANCE TO TOWN CENTRE.

### Entrance Hall

Entered via a composite door, radiator, under stairs storage, ceiling spotlights, doors to:

### Study/Bedroom Four

12'11" x 7'3" (3.94m x 2.21m)

Double glazed window to front elevation, radiator, ceiling spotlights, door to:

### Guest W.C

4'0" x 2'0" (1.22m x 0.61m)

Fitted to comprise low level two in one toilet combo, extractor fan, ceiling spotlights and a heated Led mirror.

### Kitchen/Breakfast

25'11" x 8'5" (7.92m x 2.59m)

Fitted to comprise a range of base and eye level units with a single steel sink and drainer with pull out tap, double electric oven, electric hob with rising













downdraft extractor, integrated fridge and freezer, integrated washing machine, breakfast bar, ceiling spotlights, two radiators, double glazed bay window to front, double glazed window and composite door to side elevation, archways to:

### Dining Room

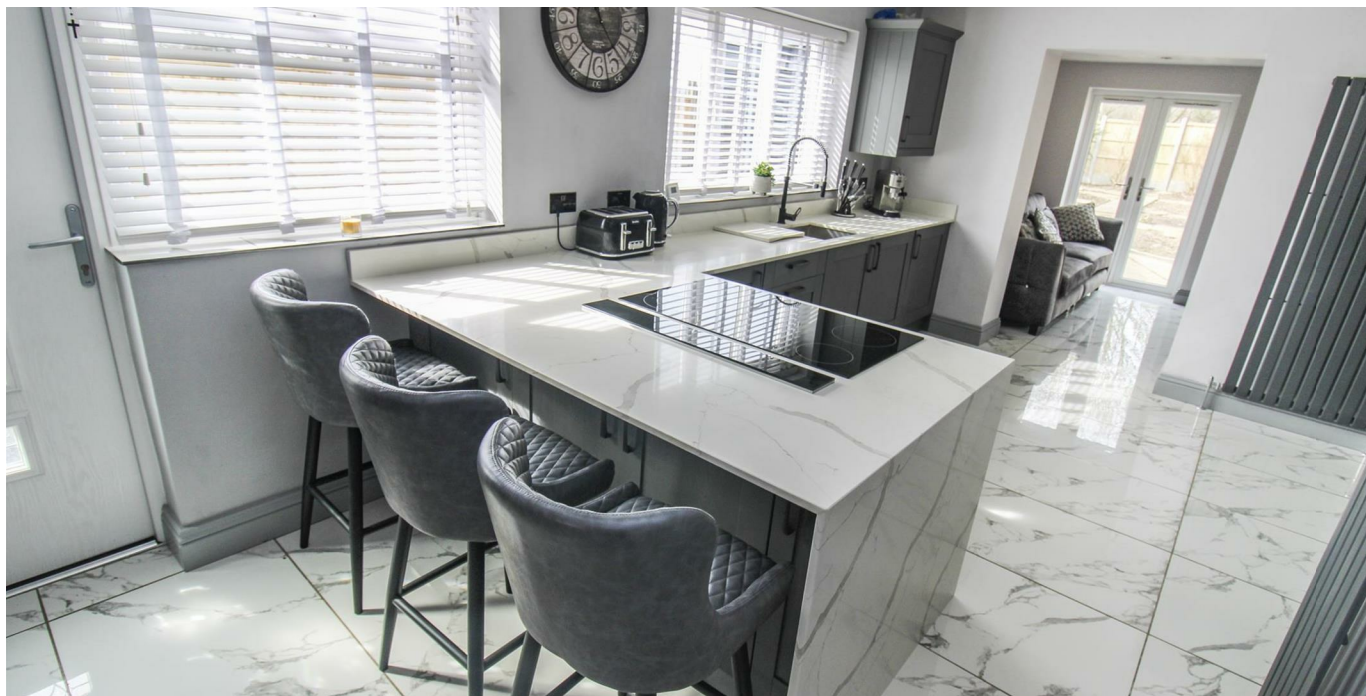
10'11" x 8'11" (3.35m x 2.74m)

Radiator, feature alcoves, electric stove, archway to:

### Lounge

18'0" x 8'0" (5.49m x 2.44m)

Tow double glazed French doors to rear elevation, radiator, ceiling spotlights, telephone point.









### First Floor Landing

Loft access, spotlights. airing cupboard with combi boiler, doors to:

### Bedroom One

10'7" x 10'7" (3.25m x 3.25m)

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

### Bedroom Two

10'0" x 6'11" (3.05m x 2.13m)

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









### Bedroom Three

10'14 x 5'78 (3.05m x 1.52m)

Double glazed window to side elevation, radiator, hatch to storage space.

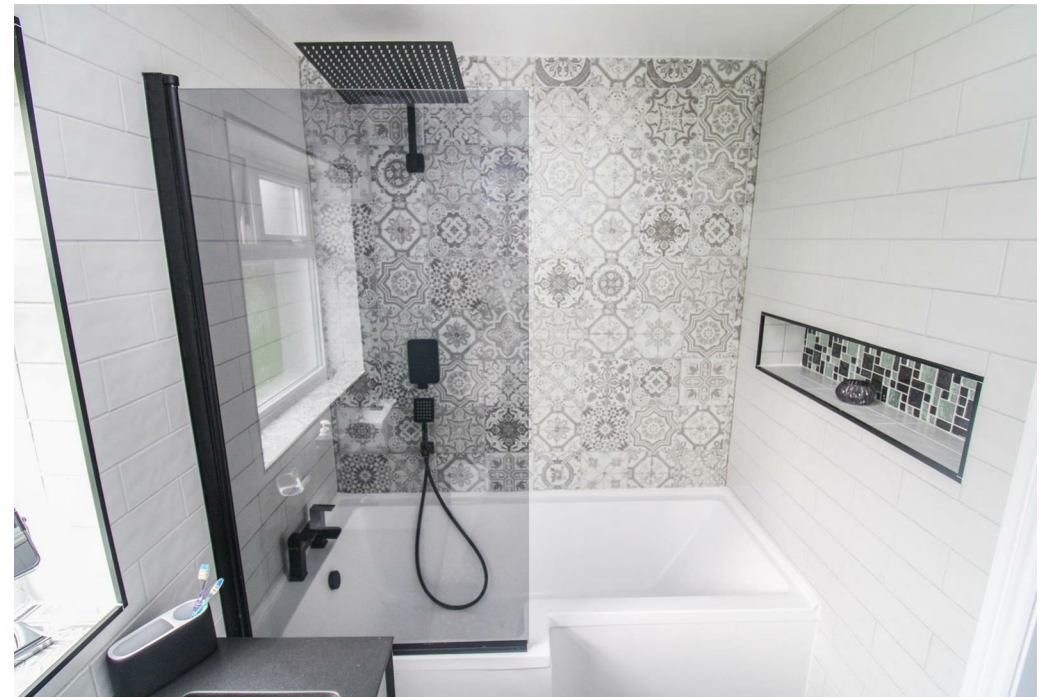
### Bathroom

6'11" x 5'2" (2.13m x 1.60m)

This fully tiled room is fitted to comprise a three piece suite consisting of a P shaped bath with large rainfall shower over, wall mounted headset, low level wash hand basin, low level pedestal, radiator, ceiling spotlights and double glazed window to the side elevation.

### Outside

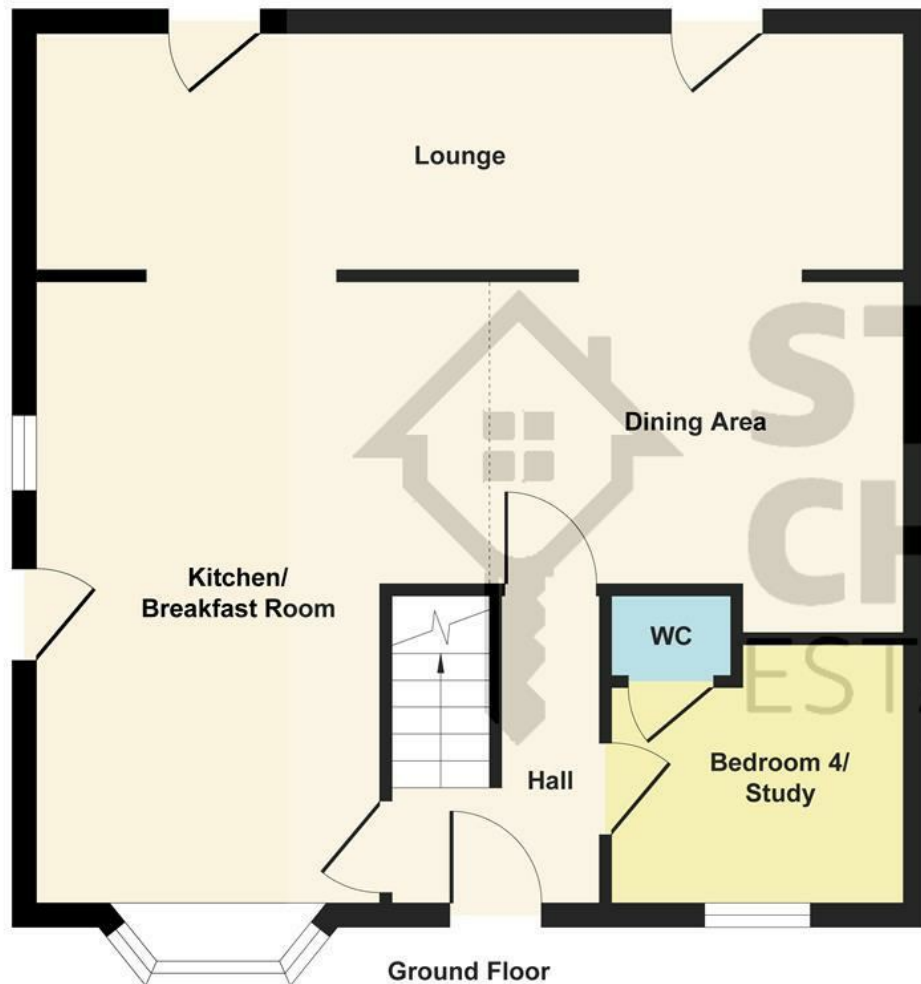
Front: A large driveway provides off road parking for



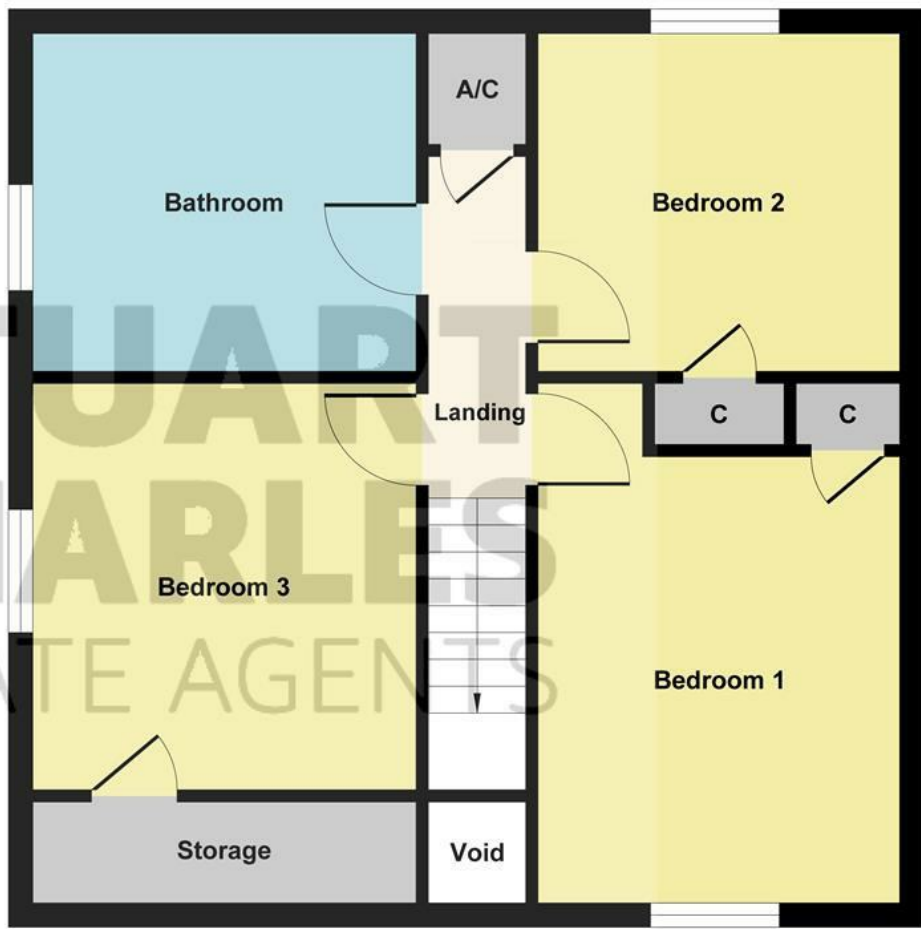








Ground Floor



First Floor

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





multiple vehicles and leads to a low maintenance gravelled garden that is enclosed by timber fencing to all sides and low level brick wall.

Side: Double gates lead a further parking space and a detached garage.

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	