



45 The Lawns, Corby, Northamptonshire, NN18 0TA



# £399,995

Stuart Charles are delighted to offer FOR SALE this FOUR DOUBLE bedroom detached bungalow located in the desirable Knights Lodge area of Corby. Rarely available and individually built and designed on this double width plot and early viewing is recommended to avoid missing out on this home. The accommodation on offer comprises of an entrance hall, large L shaped lounge/diner, modern fitted kitchen, four double bedrooms with the master benefiting from a three piece en-suite shower room and a dressing area, a three piece family bathroom with jacuzzi bath, conservatory and utility room. Outside to the front are two driveways which provide off road parking for multiple vehicles and leads to a garage. To the rear this south facing gardens features a low maintenance artificial lawn and raised patio area and detached timber summerhouse, the summer house is fitted with power and lighting and makes a great entertaining room. The home also offer potential to create a separate annex style accommodation with the conversion of the garage. Call now to view!!.

- LARGE L SHAPED LOUNGE/DINER
- FOUR DOUBLE BEDROOMS
- MODERN THREE PIECE FAMILY BATHROOM
- TWO DRIVEWAYS PROVIDING OFF ROAD PARKING
- SOUTH FACING GARDEN WITH TIMBER SUMMER HOUSE
- MODERN KITCHEN
- EN-SUITE AND DRESSING AREA TO MAIN BEDROOM
- LARGE UTILITY ROOM WITH THREE PIECE SHOWER ROOM
- GARAGE WITH GAROLA DOOR
- SITUATED ON A DOUBLE WIDTH PLOT.

## Entrance Hall

Entered via a double glazed door, radiator, storage cupboards, loft access leads to boarded loft with power, doors to:

## Lounge/Diner

23'3 max x 20'9 (7.09m max x 6.32m)  
Two double glazed window to front elevation, double glazed window to side elevation, tv point, telephone point, two radiators, serving hatch to kitchen.

## Kitchen

10'5 x 10'1 (3.18m x 3.07m)  
Fitted to comprise a range of base and eye level units with a single steel sink and drainer with hot tap, space for free standing cooker, space for low level fridge and freezer, space for automatic dishwasher, serving hatch to lounge/diner, double glazed window and door to side elevation.







### **Bathroom**

7'8 x 5'10 (2.34m x 1.78m)

Fitted to comprise a three piece suite consisting of a jacuzzi bath with mains feed shower over, low level pedestal, low level wash hand basin, radiator, two double glazed windows to side elevation.

### **Bedroom Two**

13'11 x 9'11 (4.24m x 3.02m)

Tv point, double glazed window to rear elevation, radiator.

### **Bedroom Three**

13'11 x 7'10 (4.24m x 2.39m)

Double glazed window to rear elevation, radiator.





### **Bedroom One**

18'5 x 10'4 (5.61m x 3.15m)

Double glazed window to rear elevation, radiator, tv point, dressing area door to:

### **En-Suite**

6'4 x 4'1 (1.93m x 1.24m)

Fitted to comprise a three piece suite consisting of a double shower cubicle with electric shower, low level wash hand basin, low level pedestal, radiator, double glazed window to side elevation, ceiling spotlights.

### **Conservatory**

18'5 x 5'9 (5.61m x 1.75m)

Radiator, double glazed windows to rear elevation, double glazed door to rear elevation, glazed door to:







### Utility Room

19'2 max x 11'6 max (5.84m max x 3.51m max )

Fitted to comprise a range of base and eye level units with a one and a half bowl sink and drainer, space for free standing fridge/freezer, space for automatic washing machine, space for tumble dryer, ceiling spotlights, internal door to garage, tv point, doors to:

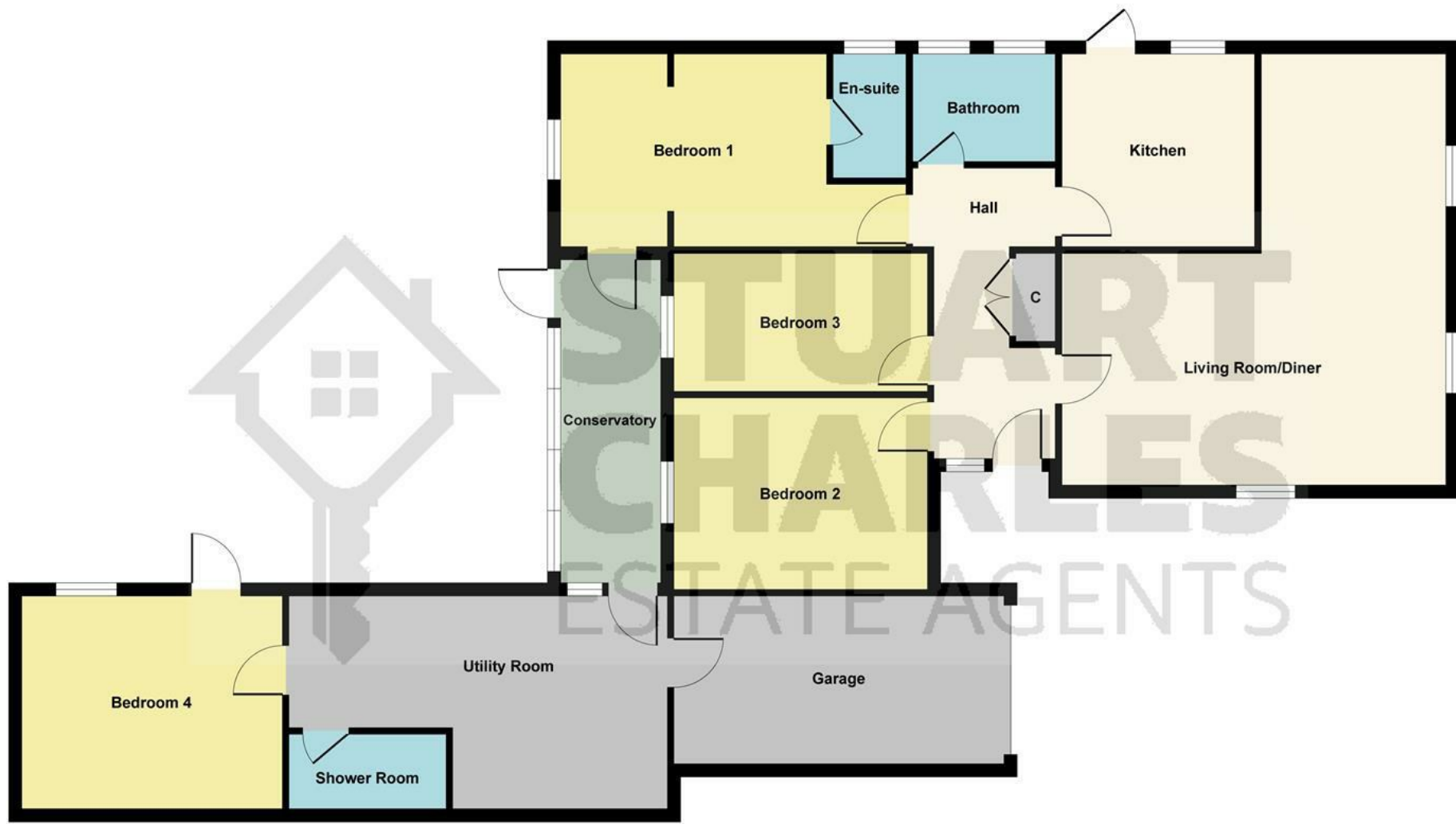
### Bedroom Four

14'1 x 10'3 (4.29m x 3.12m)

Double glazed window to side elevation, radiator, tv point, double glazed door to side elevation.







Ground Floor

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



### Shower Room

8'7 x 4'0 (2.62m x 1.22m)

Fitted to comprise a three piece suite consisting of a double shower cubicle with electric shower, low level wash hand basin, low level pedestal, radiator, ceiling spotlights.

### Outside

Front: A driveway provides off road parking for multiple vehicles and leads to a garage, a laid lawn and to a second driveway that provides further off road parking to the side of the bungalow.

Rear: This south facing garden features a low maintenance artificial lawn, external power point, a raised patio area while the entire garden is enclosed by timber fencing to all sides and leads to a detached Timber summerhouse.

Summer House: With power and lighting, tv point and twin opening doors to the front.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		66	
(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	