



26 The Lawns, Corby, NN18 0TA





**£335,000**

Stuart Charles are delighted to offer for sale this TWO bedroom detached bungalow located in this desirable cul de sac on the Knights Lodge area of Corby. Positioned on a quiet walk and with a large south facing garden an early viewing is recommended to avoid missing out on this home. The accommodation comprises of an entrance porch, galley kitchen, dining room, lounge, conservatory, two good sized bedrooms with the master bedroom benefiting from walk in wardrobe, and a three piece bathroom. To the front is the large paved driveway, which comfortably accommodates multiple vehicles, ensuring that parking is never a concern. The rear garden features a lovely paved patio area, ideal for al fresco dining or simply soaking up the sun. The laid-to-lawn sections, complemented by mature shrubs, create a serene environment for gardening enthusiasts or those seeking a peaceful retreat. Call now to book a viewing!!

- READY TO MOVE INTO
- CUL-E-SAC LOCATION
- REFITTED KITCHEN
- POPULAR LOCATION
- TWO DOUBLE BEDROOMS
- COMBI BOILER
- NEW SHOWER ROOM
- BLOCK PAVED DRIVEWAY

#### Entrance Porch

Entered via a composite door, doors to:

#### Dining Room

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

Two storage cupboards, radiator, double glazed window to front elevation.

#### Lounge

15'2 x 13'7 (4.62m x 4.14m)

Two sets of double glazed French

doors to rear elevation, two radiators, tv point, electric fire.

#### 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 sink and drainer, space for free standing gas/electric cooker, space for fridge/freezer, space for automatic washing machine, double glazed window to front and side elevation.













### Conservatory

13'7 x 7'10 (4.14m x 2.39m)

### Shower Room

Fitted to comprise a three piece suite consisting of a shower cubicle, pedestal, wash hand basin, towel radiator.

### Bedroom One

9'10 x 7'10 (3.00m x 2.39m)

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

### Bedroom Two

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

Double glazed window to rear elevation, radiator.

### Outside



























Total floor area 81.8 m<sup>2</sup> (880 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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	