



## 9 Stamford Walk, , Corby NN18 9HR Offers Over £225,000

Lucas Estate Agents are pleased to be offering this deceptively large, 4 bedroom semi detached property to the market with lots of internal and external space making it the perfect family home. Into the front door you are welcomed into the inner hallway with guest WC to the right and stairs to first floor. The lounge offers plenty of space for a large family and with dual aspect windows is a very light room. The kitchen/diner is a long with plenty of space for a dining table as well as a large breakfast bar. The kitchen itself is well laid out with plenty of worktop and storage space. The side door leads you into the external covered patio and allows for an indoor outdoor feel during the summer months. The large utility room has space for washing machine as well as currently housing the American fridge/freezer, this room also has plenty of additional storage and an extra door to the front allowing for muddy boots and dogs. Upstairs you will find 4 double bedrooms with bedroom 1 being the full length of the property at over 4.5 metres long. Bedroom 2 is positioned over the walkway allowing this property extra upstairs space. Bedroom 3 is currently used as a spare room/dressing room and bedroom 4 is a small double. The bathroom has been recently redecorated and features a shower over bath with sink and toilet. The rear of this property is made up of multiple sections and incorporates the parking and garden into one. The gated access allows ultimate privacy from the road and is rare in this area. The covered patio is perfect for all weather BBQ's and eating outside and the further uncovered patio is the perfect sun trap. This really is a unique property that must be seen. Local shops are a short walk away as is the town centre of Corby. The train station is a 5 minutes drive and has trains into London St Pancras in under an hour.

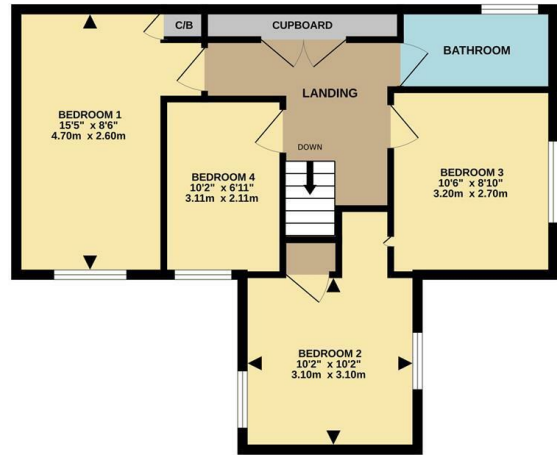
**Tenure: Freehold**  
**Energy Rating: C**  
**Council Tax Band: A**

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GROUND FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



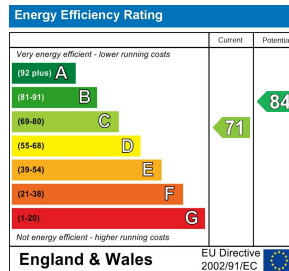
1ST FLOOR  
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 1104 sq.ft. (102.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- 4 Bedroom Semi Detached Property
- Large Garden
- Covered Patio Area
- Gated Parking for multiple vehicles
- Downstairs Guest WC
- Newly Decorated Bathroom



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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