



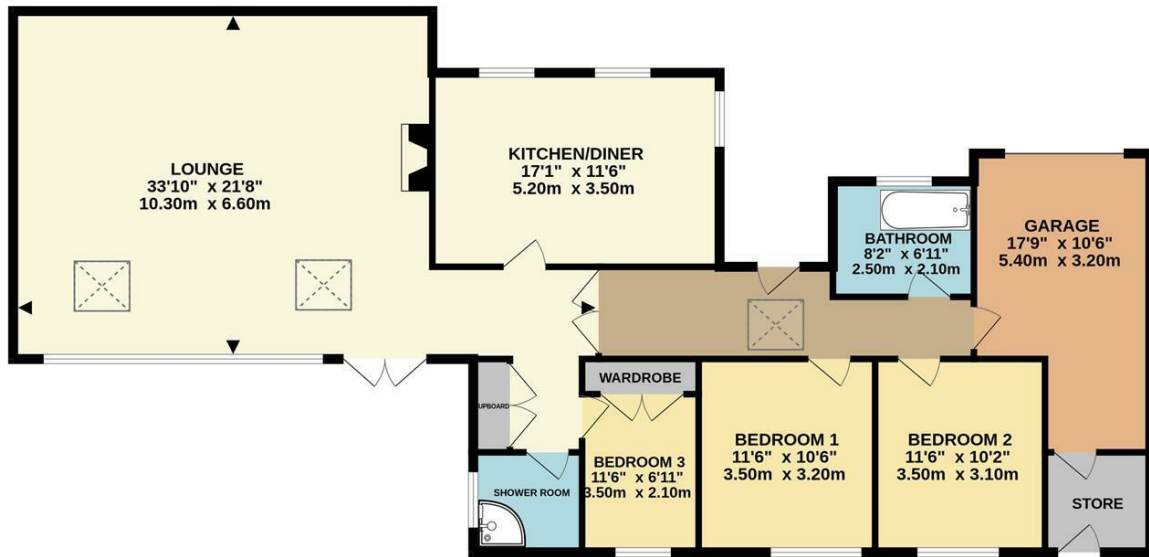
28 Coldermeadow Avenue, , Corby NN18 9AJ Offers Over £350,000

Lucas Estate Agents are pleased to be offering to the market this unique and extended detached bungalow with NO ONWARD CHAIN. Complete with a single garage this wide fronted property has parking for 2 cars currently with potential for a lot more. The current owners love of greenery and shrubbery is evident with an abundance of wonderful perennial plants and flowers throughout the front and rear gardens. Into the front door you will find a welcoming and light hallway complete with roof lantern and wide bespoke front door. To the left is the modern fitted bathroom with a built in unit incorporating the toilet and sink and featuring under floor heating. There are 3 bedrooms, 2 double and 1 large single. Bedroom 1 is a large double with plenty of space for king sized bed and wardrobes and has a large window overlooking the rear garden. Bedroom 2 features built in bedroom furniture around the head of the bed and also on the opposite wall. Bedroom 3 has a built in wardrobe and also benefits from views of the garden. The shower room has a corner shower with sink and toilet and a heated towel rail. The large kitchen/diner is situated next to the lounge and features slate flooring and has plenty of space for a large dining table. The modern fitted kitchen has lots of eye and base level units and a built in oven and microwave and features black granite worktops. There is a recently fitted instant boiling tap which provides softened hot and cold filtered water. The space that the lounge gives makes it the true hub of the home. It features a wonderful vaulted ceiling with velux windows that bring in plenty of light along with floods of light from the rear windows and French doors. The lounge itself has been designed using Hulsta wall cabinets with integrated lighting, this along with the log burner makes this room very modern and cozy. The single, integrated garage has power and light and features an extra storage room at the rear with access to the garden.

Tenure: Freehold
Energy Rating: D
Council Tax Band: D

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GROUND FLOOR
1515 sq.ft. (140.8 sq.m.) approx.



TOTAL FLOOR AREA : 1515 sq.ft. (140.8 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.
Made with Metropix 5/2025

- 3 Bedroom Detached Bungalow
- NO ONWARD CHAIN
- Front, Side and Rear Extensions
- Separate Kitchen/Diner
- Single Garage
- 2 Shower/Bathrooms
- Large Living Space

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 68 | 75 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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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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