



Cottingham Road, Corby



**£475,000**

Situated in this ever popular location is this EXTENDED and modernized THREE bedroom semi detached family home. Having been extended and updated by the current owners the home is ideally suited due to its location near the town centre, walking distance to multiple schools and shops as well as the train station and a range of peaceful woodland and countryside walks an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance porch, entrance hall, lounge/diner with log burner, a open plan kitchen/diner/family room with bi fold doors, a utility area is located just off the kitchen while a separate utility room is located via a pedestrian door and this also gives access to the ground floor shower room and garage. To the first floor are three good sized bedrooms and a four piece family bathroom. Outside to the front a large driveway provides off road parking for multiple vehicles and this leads to a low maintenance laid lawn and access to the tandem length garage. To the rear a low maintenance gravel are leads up to a large split laid lawn this leads to a raised decking area and detached summer house/workshop. Call now to view!!

- MODERNISED BY THE CURRENT OWNERS
- OPEN PLAN KITCHEN/DINER/FAMILY ROOM WITH INTEGRATED APPLIANCES AND BI FOLD DOORS OVER LOOKING THE GARDEN
- TANDEM LENGTH GARAGE OFFERS POTENTIAL CONVERSION STPP
- THREE BEDROOMS AND FOUR PIECE BATHROOM
- WALKING DISTANCE TO TRAIN STATION
- LOUNGE/DINER WITH BAY WINDOW AND LOG BURNER
- UTILITY ROOM AND GROUND FLOOR SHOWER ROOM
- LARGE FRONT AND REAR GARDENS
- CLOSE TO SHOPS, SCHOOLS, TOWN CENTRE
- CLOSE TO GREEN SPACES AND COUNTRYSIDE WALKS

### Entrance Hall

Entered via a double glazed door, radiator, stairs rising to first floor landing, under stairs storage cupboard, doors to:

### Lounge/Diner

22'4 x 13'6 (6.81m x 4.11m)

Double glazed Bay window to front elevation, radiator, log burner, Tv point, telephone point, doors to:

### Kitchen/Diner/Family Room

18'8 x 18'4 (5.69m x 5.59m)

Fitted to comprise a range of base and eye level units with a large Island unit which features a single sink, induction hob with extractor as well as offering plenty of storage, double electric oven, integrated fridge/freezer, Velux windows, Double glazed Full width Bi-fold doors, ceiling spotlights, archway to Utility area, door to utility room.







### Utility Area

8'6 x 7'6 (2.59m x 2.29m)

Integrated dishwasher, one and half bowl sink, radiator, door to hallway.

### Utility Room

10'2 x 8'0 (3.10m x 2.44m)

Fitted to comprise a range of base and eye level units with a single steel sink, space for automatic washing machine, space for tumble dryer, radiator, double glazed window and door to rear elevation, doors to:





### Shower Room

Fitted to comprise a three piece suite consisting of a mains feed waterfall shower, low level wash hand basin, low level pedestal, radiator, double glazed window to rear elevation.

### Garage

With Electric door, power and light connected, wall mounted boiler, pedestrian door to side elevation.

### First Floor Landing

Loft access, stairs rising from ground floor, double glazed window to side elevation, doors to:





### Bedroom One

13'0 x 9'0 (3.96m x 2.74m)

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

### Bedroom Two

10'4 x 10'2 (3.15m x 3.10m)

Double glazed window to rear elevation, radiator.

### Bedroom Three

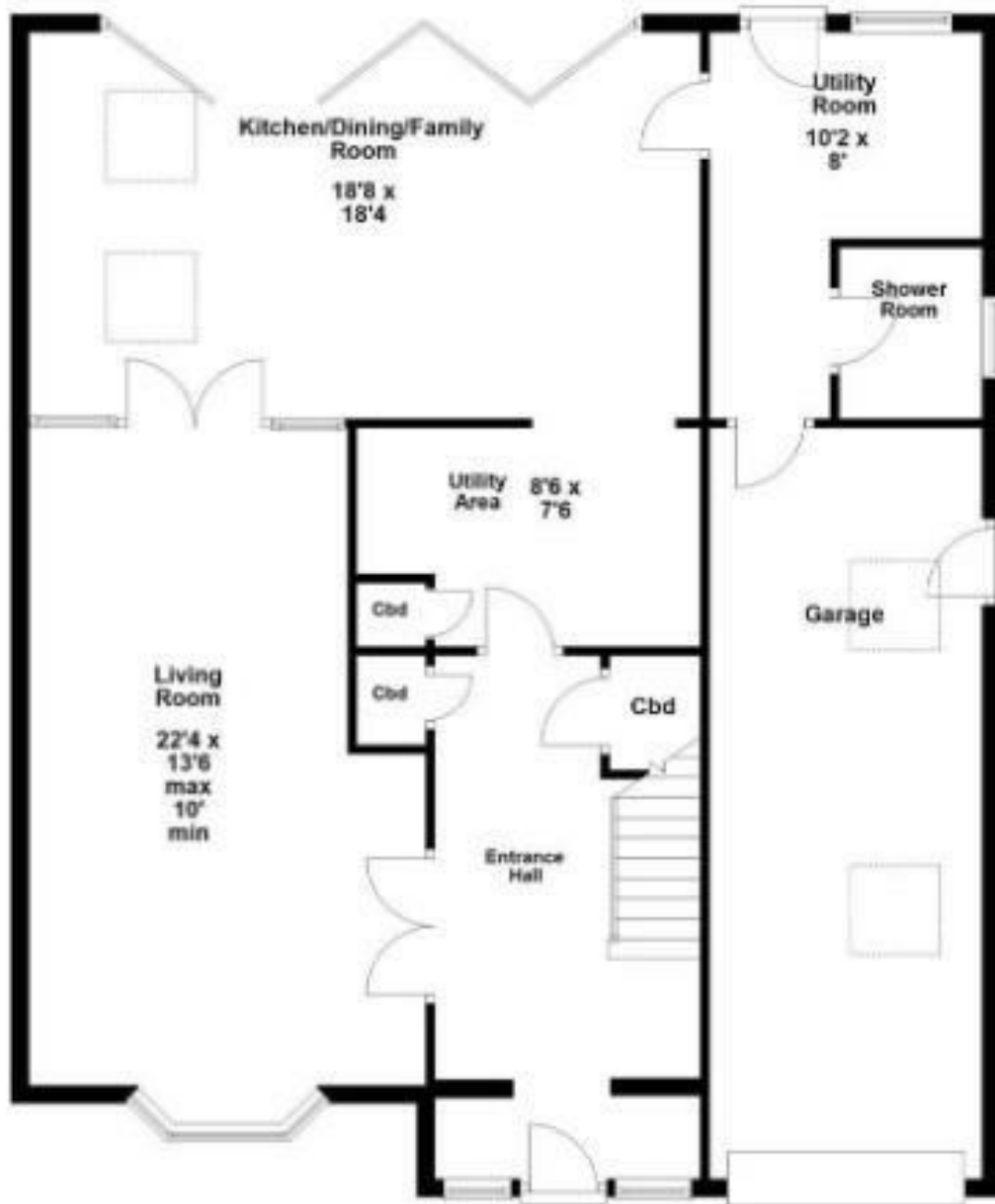
8'6 x 7'2 (2.59m x 2.18m)

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

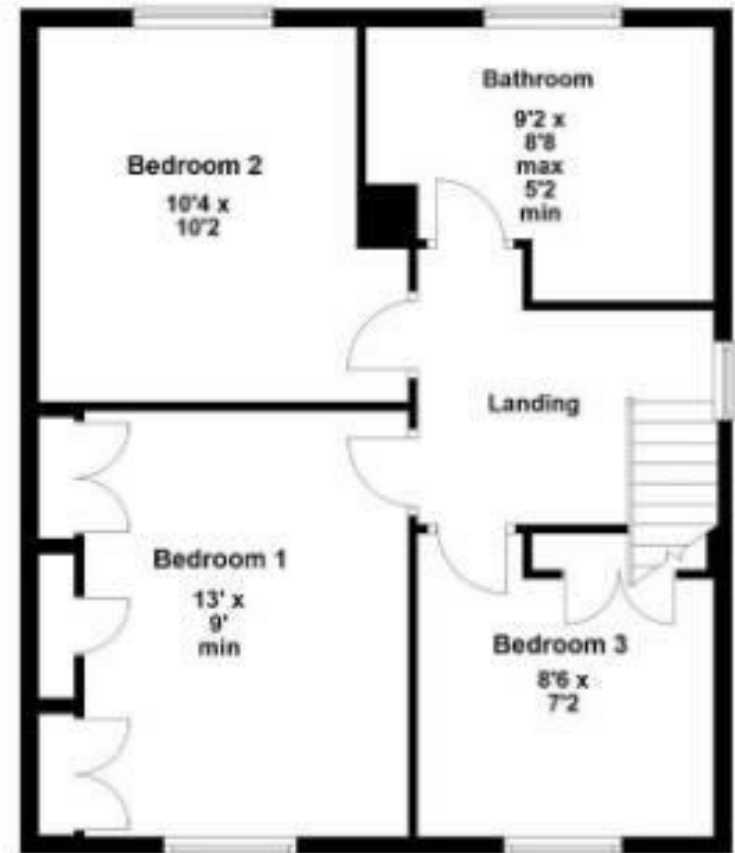




### Ground Floor



### First Floor





### Bathroom

Fitted to comprise a four piece suite consisting of a double shower cubicle, panel bath, low level wash hand basin, low level pedestal, radiator, double glazed window to side and rear elevations.

### Outside

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>		75	79
(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	