



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



Kingsley Drive, Corby, Northamptonshire, NN17 2NJ

£265,000

3 1 3





"Positioned to Please"

This well presented property is conveniently located within the Lodge Park area providing excellent amenities including Studfall Junior School. The property is nestled within a desirable cul-de-sac position with a park located on the street. This property has been carefully maintained by the current family owners and comes with an attractive plot which enjoys gated driveway parking which leads to a single garage while the front and rear gardens are nicely landscaped. The accommodation includes a hall, living room, dining room, fitted kitchen, guest WC, three bedrooms and a bathroom. NO CHAIN.

### **Description:**

Situated within a lovely enclave within Lodge Park this property is being offered for sale with NO CHAIN to assist with a smooth purchase.

The property is located within easy reach of many local amenities both in Lodge Park and the Lloyds area.

Well presented, the accommodation comprises entrance hall which leads into the living room with stairs rising to the first floor landing.

There is a dining room which connects to the kitchen, future owners could easily knock through to make an open plan kitchen/family space.

The kitchen is fitted with a smart range of wall and base level units with work surfaces incorporating a sink with drainer and mixer tap with ceramic tiled wall surrounds. There is a built in double electric oven with hob and extractor hood. Timber laminate floor.

From the kitchen there is a side porch and a guest WC.

From the first floor landing there are three bedrooms and a modern bathroom which includes a side panel bath, concealed unit with a WC and a wash hand basin with ceramic tiled wall surrounds and there is a chrome heated towel rail.

The property benefits from a gas fired central heating system and uPVC double glazed windows.

### **Outside:**

The frontage is retained by a low brick wall and double vehicular gates, it has been landscaped for low maintenance with a gravelled garden area and a driveway which provide parking and access to the single garage. The rear garden is attractively landscaped providing a paved patio area immediately outside the conservatory with a path leading to a second patio towards the rear of the garden. There is a neat lawn and raised planted borders.

### **Room Measurements:**

**Living Room 6.3m x 3.15m (20'8" x 10'4")**

**Dining Room 3.18m x 3.15m (10'5" x 10'4")**







- Situated Within a Desirable Cul-De-Sac Position
- Attractive Gardens
- Well Presented Interior
- NO CHAIN
- Smart Kitchen and Bathroom
- Recreational Park Near By
- Gated Driveway and Single Garage
- Convenient for Local Amenities including Schools, Shops and Leisure
- Three Bedrooms
- Conservatory Addition



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

10 Spencer Court, Corby,  
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