plan made with Metropix 2014. Fixtures and fittings may vary at point of sale. 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 have no guarantee as to their operability or efficiency can be given. Floor Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items

TOTAL FLOOR AREA: 94.56 sq. m. (1017.82 sq. ft.) approx

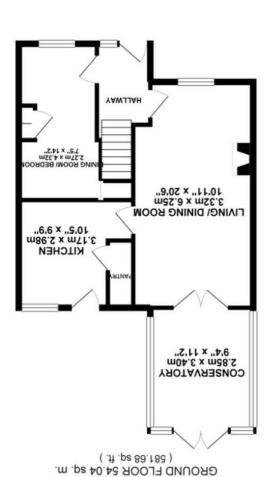
www.chrisgeorgetheestateagent.co.uk Tel: 01536 524475

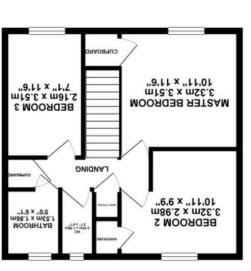
> NN17 1BH **NORTHAMPTONSHIRE COBB**A **1A SPENCER COURT** Corby

HC4 4 LNN **NORTHAMPTONSHIRE MOTS9A9HT 55 HICH STREET Iprapston**

NN14 PBO **NORTHAMPTONSHIRE ROTHWELL** 30 HICH STREET Rothwell

NN160DQ **NORTHAMPTONSHIRE KETTERING** 12B HORSEMARKET Kettering





(436.14 sq. ft.) 1ST FLOOR 40.52 sq. m.



62 Mantlefield Road, Corby, NN18 OBT £210,000





Set back from the main road is this well presented three-bedroom family home that is perfectly positioned with schools, local amenities and parks on the doorstep. Internally, the property comprises a kitchen, living room, conservatory, a versatile second reception room/ground floor bedroom, three bedrooms, a family bathroom and a separate WC. Outside, the garden is fully enclosed and is predominately laid to lawn with space for a shed. To the front of the property, you will find a lawn frontage.

Entry to the property is gained via the entrance hall and offers access to both reception rooms and a staircase rising to the first floor landing. The living room is generous in size and enjoys a beautiful log burner as its focal point. Versatile in use, the second reception room is currently utilised as a storage/utility area but could function as a ground floor bedroom or dining room, ideal for a growing family. The kitchen comprises a range of eye and base level units, an integral double oven, hob and space for a fridge/freezer and washing machine. There is also access to a large pantry and a door opening out to the garden. The conservatory is a lovely addition to this home and provides the perfect spot for family entertaining with views and access out to the rear garden. To the first floor, you will find two storage cupboards, the family bathroom, WC and three good-sized bedrooms, two of which benefit from built-in storage. Both the bathroom and WC are fully tiled, the bathroom of which comprises a bath with a shower over and a vanity wash hand

Council Tax Band- A EPC Rating- TBC



















Kitchen 10'4" x 9'9" (3.17 x 2.98)

Dining Room/ Bedroom 14'2" x 9'9" (4.32 x 2.98)

Conservatory 11'1" x 9'4" (3.40 x 2.85)

Master Bedroom 11'6" x 10'10" (3.51 x 3.32)

Second Bedroom 10'10" x 9'9" (3.32 x 2.98)

Third Bedroom 1151'6" x 7'1" (351 x 2.16)

Family Bathroom

6'1" x 5'0" (1.86 x 1.53)







