

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 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 plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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Corby
1A SPENCER COURT
CORBY
NORTHAMPTONSHIRE
NN17 1BH

Thrapston
22 HIGH STREET
THRAPSTON
NORTHAMPTONSHIRE
NN14 4JH

Rothwell
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ

Kettering
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DQ

TOTAL FLOOR AREA: 1140 sq. ft. (105.9 sq. m.) approx.
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Made with Metropix 2020



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.

GROUND FLOOR
726 sq.ft. (67.5 sq.m.) approx.



90 Collingwood Avenue, Corby, NN17 2SE
£250,000

3 1 2

Set on an impressive corner plot, this well presented three bedroom semi-detached family home enjoys a prime position in the popular Shire Lodge area of Corby. The property offers generous living space, including two reception rooms, a kitchen, utility room, conservatory, three bedrooms, all of which are double in size, and a family bathroom. The landscaped rear garden features an artificial lawn and a Indian Sandstone patio—ideal for outdoor furniture and dining. To the front, a lawned area accompanies a block-paved driveway, which leads to the garage via an up-and-over door.

The entrance hall is laid with Karndean flooring and gives access to the kitchen, living room and staircase to the first floor. The living room has a large window to the front aspect, flooding the room with natural light and flows into the dining room. The dining room provides ample space for a large dining table and chairs, with access to the kitchen and conservatory which creates an additional reception room, whilst enjoying views and access to the rear garden. The kitchen is fitted with eye and base level units, plinth and pelmet lighting, along with an integral oven and hob, plus space for a fridge/freezer. Additional appliance space is available in the adjoining utility room, which also provides direct access to the garden. From the first floor landing you will find three double bedrooms and the family bathroom. The bathroom feature a bath with an overhead shower, vanity wash basin, low-level WC and a chrome heated towel rail.

COUNCIL TAX BAND - B
EPC RATING - TBC



Living Room
12'1" x 11'9" (3.69 x 3.60)

Dining Room
10'8" x 10'2" (3.27 x 3.11)

Kitchen
9'10" x 7'10" (3.02 x 2.41)

Utility Room
9'0" x 7'1" (2.75 x 2.16)

Conservatory
12'10" x 8'1" (3.92 x 2.47)

Master Bedroom
11'11" x 10'1" (3.64 x 3.08)

Second Bedroom
10'4" x 9'11" (3.15 x 3.04)

Third Bedroom
8'3" x 7'9" (2.53 x 2.38)

Family Bathroom
6'2" x 5'10" (1.90 x 1.78)