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.

TOTAL FLOOR AREA: 1140 sq.ft. (105.9 sq.m.) approx.

Tel: 01536 524475 www.chrisgeorgetheestateagent.co.uk

H91 ZINN

Corby

1 A SPENCER COURT

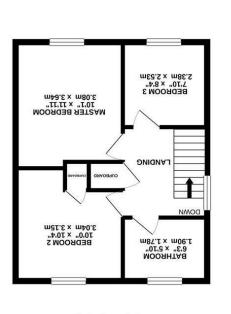
NORTHAMPTONSHIRE

Thrapston 22 HIGH STREET THRAPSTON NURTHAMPTONSHIRE NUL4 4JH

Rothwell 30 HIGH STREET NORTHAMPTONSHIRE NN 14 6BQ

Kettering 12B HORSEMARKET NORTHAMPTONSHIRE NN16 0DQ

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



12T FLOOR 414 sq.ft. (38.5 sq.m.) approx.



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





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 furniture and dining. To the front, a lawned area 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 with natural light and flows into the dining room. The dining room provides ample space for a large 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 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)

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

