



Connells

Larch Road
CORBY



Property Description

This delightful three-bedroom semi-detached property offers a perfect blend of comfort and practicality, ideal for families or first-time buyers. On the ground floor, the home features a welcoming lounge, perfect for relaxing or entertaining guests. The open-plan kitchen and dining area create a sociable space for family meals and gatherings, leading into a bright conservatory that overlooks the rear garden and brings in natural light throughout the year.

Upstairs, there are three well-proportioned bedrooms. Bedroom 1 is located at the rear of the house, offering a peaceful retreat with views over the garden. Bedrooms 2 and 3 provide flexible space suitable for children, guests, or a home office. A modern family bathroom completes the first floor.

The property benefits from off-street parking, providing convenient and secure space for vehicles. Local amenities include nearby play parks ideal for outdoor activities and local shops for everyday essentials. Families will appreciate the convenience of having Studfall Infant and Junior Schools and Lodge Park Academy all within walking distance, making school runs simple and stress-free. Transport links to the town centre are excellent, with a convenient bus route ensuring easy access for commuters and families alike.

Ground Floor

Entrance Hall

External door, under stair storage cupboard.

Lounge

14' 8" x 12' (4.47m x 3.66m)

Window to the front, laminate flooring, door to stairs.

Kitchen / Diner

14' 8" x 9' 8" (4.47m x 2.95m)

Window to the rear, French doors leading to the conservatory, a range of wall and base units with rolled edge work surfaces, double sink with mixer tap, space for a range cooker, cooker hood, space for washing machine, tiled splash back and flooring, spotlights.

Conservatory

French patio doors to the garden, tiled flooring.

First Floor

Landing

Window to the side.

Bedroom One

11' 5" x 8' (3.48m x 2.44m)

Window to the rear, radiator, carpet flooring.

Bedroom Two

11' 8" x 8' (3.56m x 2.44m)

Window to the front, built in wardrobe, radiator.

Bedroom Three

6' 11" x 6' 3" (2.11m x 1.91m)

Window to the front, radiator, carpet flooring.

Bathroom

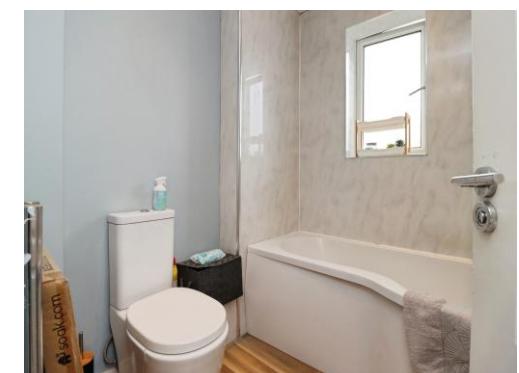
Window to the rear, bath with shower over, wash hand basin, low level WC.

Externally

Driveway To The Side

Rear Garden

Fully enclosed, gated access, patio area, laid to lawn.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

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