



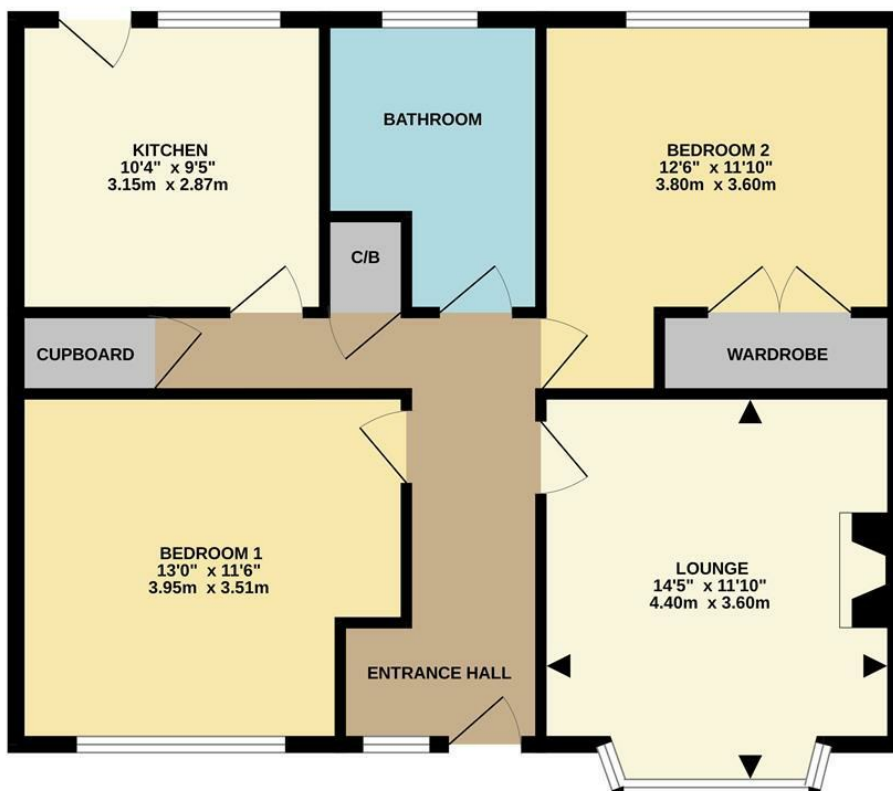
51 Farndale Avenue, , Corby NN17 1LS £170,000

Lucas Estate Agents are pleased to be offering this 2 Double Bedroom ground floor flat to the market that is deceptively spacious, offering fantastic outdoor space as well as large rooms inside. The front garden belongs solely to the ground floor flat and is an ideal sun trap, however with the relevant permissions there is plenty of space for a possible driveway for 2-3 cars. The rear garden is mainly lawned and is also solely owned by the flat. It features 2 large storage buildings and a side access gate to the front of the property. Internally from the front door you have a welcoming wide hallway which leads down to all rooms. The lounge is a good size with lots of natural light coming from the front of the property. It has plenty of space for multiple sofas and other lounge furniture. The 2 bedrooms are both large doubles with the back bedroom featuring inbuilt wardrobes. The modern fitted kitchen has been recently decorated and has space for a breakfast table and has plenty of eye and base level units. The bathroom has a shower over bath with sink and toilet and has also recently been decorated. The leasehold charges for this property are very low making it a fantastic first time buy. Corby Town Centre is a 10 minute walk with Corby train station being only a 20 minutes walk. There are plenty of local shops and pubs nearby and the bus can be caught at the end of the road!

Tenure: Leasehold
Energy Rating: C
Council Tax Band: A

LUCAS
SALES & LETTINGS

GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA: 764 sq.ft. (71.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

- 2 Double Bedrooms
- Large Front and Rear Gardens
- Double Glazing Throughout
- Recently Decorated
- Very Low Leasehold Charges

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	77
England & Wales	EU Directive 2002/91/EC	



2 Silver Street, Kettering,
Northamptonshire, NN16 0BN

Tel: 01536 312 600

sales@lucasestateagents.co.uk

Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

LUCAS
SALES & LETTINGS