



## 109 The Avenue, , Corby NN17 5EP

### Offers Over £254,000

Lucas Estate Agents are pleased to offer this 3 bedroom, double fronted property to the market set within the Priors Hall Park development. The property benefits from the remaining 2 years of the NHBC warranty. This family home has a large rear garden as well as dedicated parking for 2 cars at the rear and guest parking to the front.

This property features plenty of reception space with a full length, dual aspect lounge with French doors leading on to the garden. There is also a multi purpose dining/home office room with views onto the front. The kitchen/breakfast room has French doors opening onto the rear patio and features a built in dishwasher and space for washing machine, fridge/freezer and plenty of room for a breakfast table. Other features of the downstairs area are the under stairs built in storage cupboards and the guest WC.

Upstairs there are 3 bedrooms, the master has bespoke built in wardrobes along with an en-suite bathroom, the second bedroom is double in size and features a built in storage cupboard with the third bedroom being a good sized single. The 3 piece bathroom features a bath, WC and pedestal hand basin.

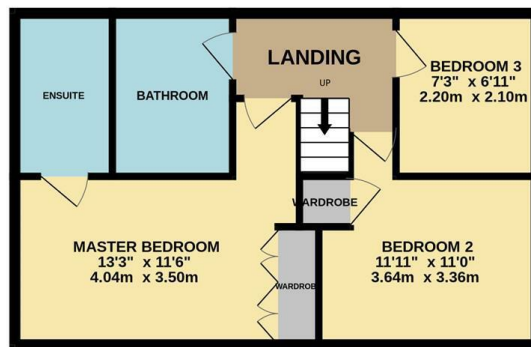
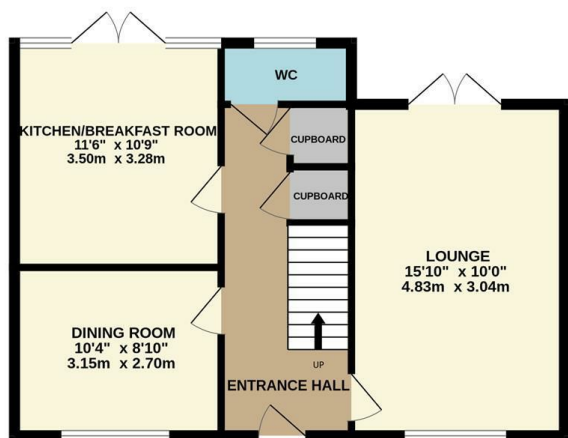
Outside space is generous with a low maintenance astro-turfed lawn and a decked area ready for the summer months. You can access the front of the property using the side passageway and there is also a gate that leads to the rear parking area. Local amenities include a Sainsburys local, coffee shop just a moments walk away. Please call 01536 212 701 for viewings.

**Tenure: Freehold**  
**Energy Rating: B**  
**Council Tax Band: C**

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## GROUND FLOOR



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.  
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- 3 Bedroom Double Fronted Property
- 2 Parking Spaces
- En-Suite Master Bedroom
- Extra downstairs dining room/ office space
- Balance of NHBC Warranty

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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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

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