

3 Squire Close, , Corby NN18 0TL

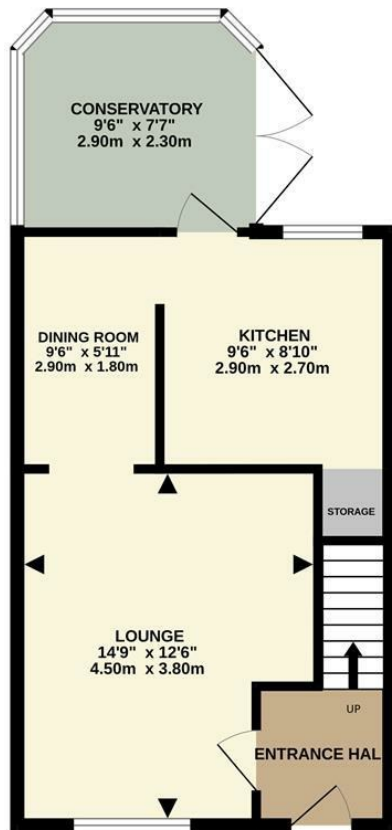
£220,000

Lucas Estate Agents are pleased to be offering this 3 bedroom semi-detached property to the market in the very desirable Beanfield area. The property is situated at the end of a quiet cul-de-sac however links to Corby Town and main roads taking you to Kettering/Market Harborough and Uppingham are just around the corner. Into the front door you will find a good sized reception hallway with plenty of coat and shoe storage. The lounge is large and has room for multiple sofas and other furniture. The dining room and kitchen are open to each other via an archway and work well as a family area. The modern fitted kitchen is around 6 years old and has multiple eye and base level units along with a handy under stairs utility cupboard. The conservatory also adds an additional family space and storage space which you'll find just off the kitchen. Double doors off the conservatory take you into the easy maintenance, mainly lawned garden which catches the sun for the majority of the day. There is a cobbled area of the garden which leads you through the side gate into the parking and single garage. Upstairs there are 3 well proportioned bedrooms with bedroom 1+2 being good sized double rooms. The shower room was changed recently and features a mains fed over head shower, sink and toilet. There are primary and secondary schools along with local amenities within a short walk. Corby train station is a 10 min drive and takes you into St Pancras, London in under an hour. EPC to follow.

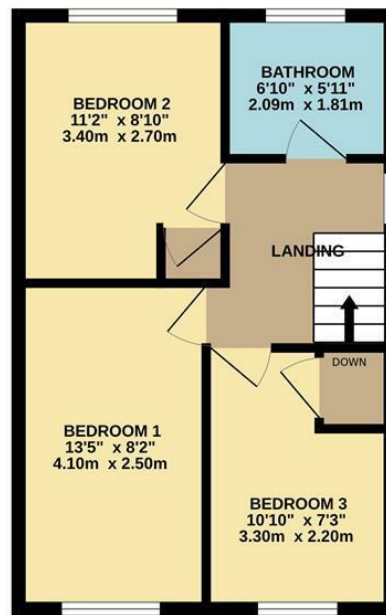
Tenure: Freehold
Energy Rating:
Council Tax Band: B

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GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.

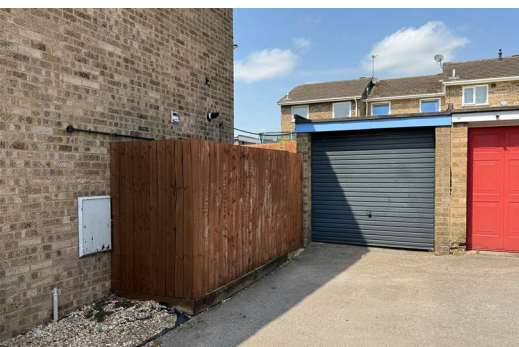


TOTAL FLOOR AREA : 847 sq.ft. (78.7 sq.m.) approx.

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.
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- Single Garage and Parking
- Modern Fitted Kitchen and Bathroom
- Double Glazing Throughout
- 3 Good Sized Bedrooms
- Family Diner/Kitchen
- Conservatory

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		
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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