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Thomas Close, Corby

£310,000 Freehold

**BELVOIR!**



This larger than average four double bedroom detached house is pleasantly tucked away at the end of a cul de sac. This property benefits from a large living area which wraps around into a dining room and through to the kitchen and utility making it somewhat open plan. There is a spacious driveway to the front and a detached garage.

The accommodation comprises a generous sized entrance hall which flows into the living room via an arched entrance. The living room benefits from two box bay windows to the front which allows plenty of light to fill this room. The stairs are positioned in the living room and rise to the first floor which adds a characteristic feature to this room.

The dining room can be accessed via an arch to the rear of the living room which flows through into the kitchen area. The kitchen can be accessed from both ends of the living area. There is a handy utility room and a ground floor WC which is essential to any family.

To the first floor there are four double bedrooms with the master benefitting from built in wardrobes and an en suite shower room in addition to a family bathroom.

Outside of the property to the front there is a large driveway with parking for 4+ cars and a detached garage. The rear garden benefits from a patio area and is fence enclosed with the potential to have a nice lawn and entertaining area. This is the perfect space for the keen gardener to put their own stamp on this project and recreate this garden into something special.

This property does require some attention to certain areas which has been reflected in the price for a property of this size.

Viewing is essential to fully appreciate the size of the plot and the layout and the features that it has to offer. This is a good sized family home.

EPC Rating C. Council Tax D.

#### Entrance Hall

A spacious entrance hall with UPVC door and side glass panels to the front, archway opening into the living area, radiator.

#### Living Area

4.65m x 6.05m (15'4" x 19'10")

Two box bay windows to the front, radiators, laminate flooring, stairs rising to the first floor, doors to the dining room and kitchen area.

#### Dining Room

2.65m x 3.30m (8'8" x 10'10")

Window to rear, radiator, archway opening into kitchen.





#### Kitchen

3.40m x 3.30m (11'2" x 10'10")

Window to rear. A wide range of wall and base units with work surfaces over, splash back tiling, stainless steel sink and drainer, radiator, gas hob, built in oven and extractor fan, storage cupboard.

#### Utility Room

2.28m x 1.75m (7'6" x 5'8")

Window to rear. A range of wall and base units with work surfaces over, sink with drainer, wall mounted boiler, space and plumbing for appliances.

#### Cloaks/WC

WC, wall mounted sink, window.

#### First Floor Landing

Doors to all rooms, loft hatch.

#### Master Bedroom

3.60m x 3.24m (11'10" x 10'7")

Window, radiator, built in wardrobes, door to en suite shower room.

#### En Suite

Shower with glass screen, pedestal sink, window, wall tiling, radiator.

#### Bedroom Two

2.54m x 3.40m (8'4" x 11'2")

Window, radiator.

#### Bedroom Three

2.65m x 2.82m (8'8" x 9'4")

Window, radiator.

#### Bedroom Four

2.38m x 2.65m (7'10" x 8'8")

Window, radiator.

#### Bathroom

Panel bath, pedestal sink, WC, part wall tiling, window to side.

#### Outside

A large crazy paved driveway to the front, detached garage. Gated access to the side for the rear garden. The rear garden is fence enclosed with a patio and areas of grass separated with fences.

#### Garage

3.35m x 6.10m (11'0" x 20'0")

Detached garage with asbestos roof.

#### Agents Notes

Loft and Cavity Wall Insulation

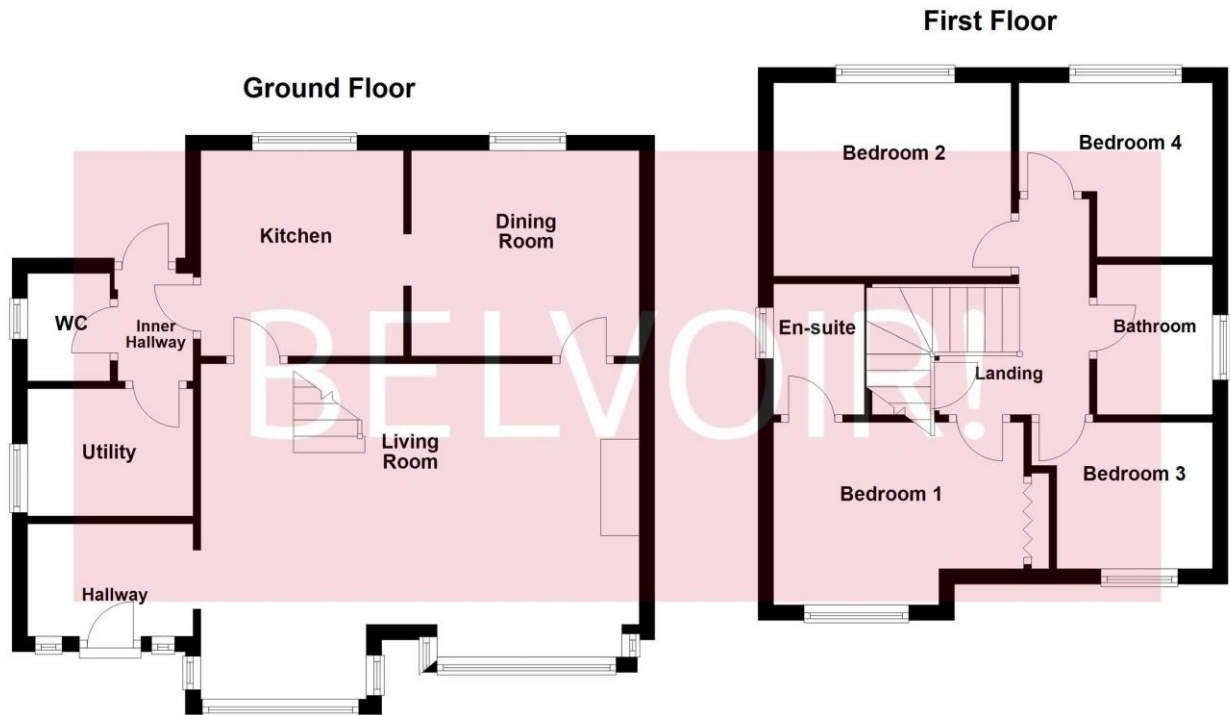
Combi Boiler with warranty

Right of way over shared driveway.

Asbestos roof to garage.

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.





We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Contact us today to arrange a viewing...

# BELVOIR!

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