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Prestoe Close, Corby

£215,000 Freehold

**BELVOIR!**



This two bedroom, semi-detached house benefits from modern charm and comfort and is perfect for first time buyers and investors. As you approach the property, you will notice two convenient parking spaces situated at the front.

With open plan living and an additional conservatory to the rear this property offers a space for everyone. Upon entering, you are greeted by a spacious, open plan kitchen and living area, which seamlessly integrates with a cosy atmosphere. The kitchen boasts sleek, built-in appliances, and ample storage space and has been upgraded in a stylish navy blue. This property also boasts a downstairs WC and a utility cupboard which is essential for any family.

The conservatory/lounge room serves as a versatile addition to the home featuring large windows that flood the space with natural light, enhancing the sense of openness providing a seamless transition to the outdoors. These windows benefit from custom made shutters which are also included.

There is modern wall panelling to several walls and glass stair panels which also add to the design of an already perfect modern space.

To the first floor there are two double bedrooms, both of which have built in wardrobes maximizing space and storage. The bathroom/shower room is also located on this floor and is the perfect example of modern luxury with its sleek fixtures and a stylish combination of tiles and fittings.

The rear garden is accessible through the conservatory and offers a private outdoor patio area. This low-maintenance patio garden is designed to provide a beautiful and functional outdoor space without requiring extensive upkeep. Overall, this two bedroom, semi-detached house combines modern features with practical living spaces, making it a perfect home for contemporary living. No Onward Chain.

EPC Rating B. Council Tax B.

#### Entrance Hall

The front door opens into the open plan space.

#### Kitchen/Living Area 3.90m x 7.50m (12'10" x 24'7")

An open plan area incorporating the kitchen/diner and living room. There is a wide range of wall and base units with stylish work surfaces over, integrated appliances, wine cooler, composite sink with drainer, built in double oven, hob, extractor, window to the front, space for a table and chairs, doors to a storage cupboard, utility cupboard and ground floor cloaks/WC, breakfast bar separating the living area from the kitchen radiators and stairs rising to the first floor.





#### Utility Cupboard

Storage space and plumbing for a washing machine.

#### Cloaks/WC

Low level WC, vanity sink unit with a feature bowl sink, extractor, heated towel rail.

#### Conservatory Area

3.70m x 3.10m (12'1" x 10'2")

Door to the side to rear garden, fully glazed with custom made window shutters which are included in the sale.

#### First Floor Landing

Glass panels and chrome banister rail, doors to all rooms, loft hatch.

#### Bedroom One

2.80m x 3.20m (9'2" x 10'6")

Window to the front, radiator, built in wardrobes.

#### Bedroom Two

2.80m x 2.50m (9'2" x 8'2")

Window to the rear, radiator, built in wardrobes.

#### Family Shower Room

1.80m x 1.90m (5'11" x 6'2")

Obscure glass window to the side, low level WC, sink set in a vanity unit with cupboards under, walk in shower with glass screen, wall tiling, heated towel rail.



#### Outside

Parking for two cars to the front with a path leading to the front door, gated access to the rear at the side of the house.

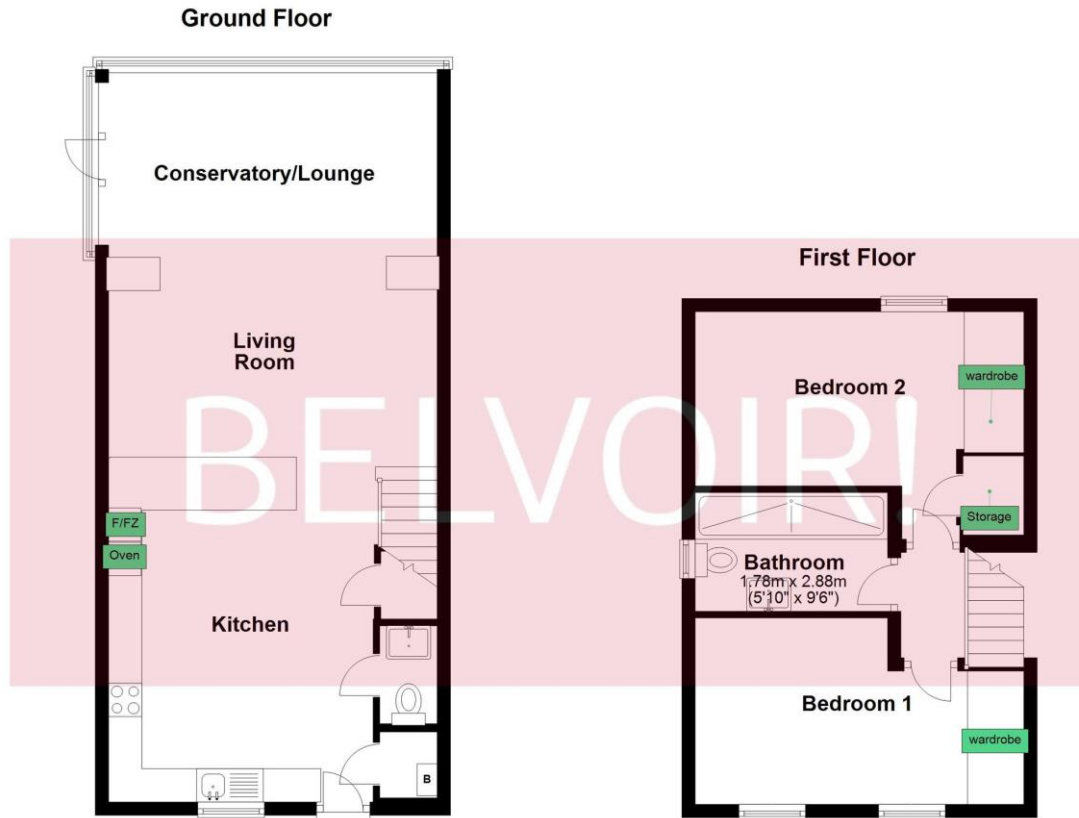
The rear garden is flagstone paved and fence enclosed with several sheds in situ. There is a path to the side leading to gated access to the front of the property.

#### Agents Notes

Priors Hall Management Development Charge approx £250 pa.

NHBC remaining warranty.

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>		97
(81-91)	<b>B</b>	83	
(69-80)	<b>C</b>		
(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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