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Babbage Crescent, Corby

£230,000 Freehold

BELVOIR!



This three bedroom terrace home is pleasantly positioned and located just off the towns Rockingham Road. This home is perfect for growing families and includes a large light and spacious lounge as well as kitchen/diner with both rooms benefitting from french doors to the rear.

Upon entering the property you are greeted by a spacious entrance hall and to the left is a generous living room. This space is bright and airy thanks to a window at the front and french doors to the rear.

The kitchen/diner is the heart of the home and is perfect for both cooking and entertaining. The dining area of the kitchen comfortably accommodates a table and has french doors opening directly onto the enclosed private rear garden, which creates a seamless indoor-outdoor living experience. There is also a spacious W/C to the ground floor which is essential to any family.

To the first floor there are three bedrooms with the master benefitting from an en suite shower room and a family bathroom.

The rear garden is a wall and fence enclosed lawn with a patio area for summer dining as well as borders boasting a variety of plants and shrubs. Additional features include a garage and parking to the rear of the property.

This property is perfect for first timer buyers, families and investors and being sold with no onward chain.

EPC Rating C. Council Tax C.

Entrance Hall

Door to the front, internal doors to kitchen, WC and living room. Stairs rising to the first floor.

Living Room

3.00m x 5.55m (9'10" x 18'2")

Window to the front, twin French doors to the rear, radiator.

Kitchen/Diner

2.70m x 5.55m (8'11" x 18'2")

Window to the front, a range of wall and base units with work surfaces over, splashback tiling, sink and drainer, oven, hob and extractor, space and plumbing for appliances, radiator, space for table and chairs, twin French doors to the rear.





Cloaks/WC

1.85m x 1.10m (6'1" x 3'7")

Low level WC, window to the rear, pedestal sink, splashback tiling.

First Floor Landing

Doors to all rooms, loft hatch, wooden spindle banister rail, storage cupboard.

Master Bedroom

3.14m x 3.21m (10'4" x 10'6")

Window to the rear, radiator, built in mirror wardrobe, door to en suite.

En Suite

Low level WC, sink, window to the front, wall tiling, radiator, shower and shower cubicle.

Bedroom Two

2.70m x 3.29m (8'11" x 10'10")

Window to the front, radiator.

Bedroom Three

2.70m x 2.19m (8'11" x 7'2")

Window to the rear, radiator.

Family Bathroom

Panel bath, WC, pedestal sink, wall tiling, window, radiator.

Outside

A hedge enclosed area of lawn to the front divided with a path leading to the front door.

To the rear of the property is a wall and fence enclosed garden mainly laid to lawn. The garage and parking space is to the rear of property under and in front of a coach house.

Agents Note

This property is currently tenanted and is available as an investment property with the tenants in situ or without.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		90
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



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.



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