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Holdenby Drive, Corby

£209,950 Freehold

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EPC Rating C. Council Tax B.



This beautifully presented two double bedroom mid terrace home offers modern living in the heart of the desirable Priors Hall Park development in Corby. The spacious living area features French doors that open onto a fully enclosed, low-maintenance flagstone paved rear garden, perfect for relaxing or entertaining. There is also a modern fitted kitchen and a convenient ground floor cloakroom WC which adds to the home's appeal. Upstairs, the main bedroom boasts its own en suite, while the second double bedroom is served by a family bathroom. Additional benefits include allocated parking and a south facing garden which makes this an appealing purchase.

Priors Hall Park is a vibrant and growing community offering a wealth of amenities and is home to existing primary and secondary schools. The district centre features a variety of shops and services, including a Sainsbury's Local, cafes, and eateries.

Residents enjoy access to green open spaces, play areas, and a network of footpaths and cycleways, promoting an active lifestyle. With excellent transport links, including proximity to the A43 and Corby train station offering direct services to London. Priors Hall Park combines the tranquility of countryside living with the convenience of urban amenities.

Viewing is highly recommended to appreciate all this home and its location have to offer.

*Please note the current owners are buying a new build property and they will only be able accept an offer from proceedable applicants in a complete chain. Any successful offers will need to pay a £500 reservation fee and sign a reservation form, which will take the property off the market.

Entrance Hall

Composite door to the front, internal doors to all rooms & storage cupboard.

Kitchen

2.29m x 2.26m (7'6" x 7'5")

Window to the front. A range of wall and base units with work surfaces over, built in oven, gas hob and extractor, space and plumbing for appliances, kick board heater.

Cloaks/WC

1.68m x 0.64m (5'6" x 2'1")

Low level WC, wall mounted hand wash basin, radiator, extractor fan.





Lounge/Diner

3.93m x 4.45m (12'11" x 14'7")

Window to the rear, twin french doors to the rear opening onto the garden, radiator, stairs rising to the first floor, under stair cupboard.

First Floor Landing

Doors to all rooms, wooden spindle balustrade.

Bedroom One

3.2m x 3.5m (10'6" x 11'6")

Window to the rear, radiator, fitted mirrored sliding wardrobe, door to en suite.

En Suite

1.78m x 1.62m (5'10" x 5'4")

Obscure glass window to the rear. Low level WC, pedestal hand basin, shower enclosed in a glass cubicle with wall tiling.

Bedroom Two

3.35m x 2.41m (11'0" x 7'11")

Window to the front, radiator, loft hatch.

Bathroom

2m x 1.86m (6'7" x 6'1")

Velux window to the front, panel bath with shower attachment, full wall mirror above, low level WC, pedestal hand wash basin, part wall tiling.

Outside

Path leading to the front door.

The rear garden is fully flagstone paved with raised borders and a gate leading to the rear allocated parking.

Agents Notes

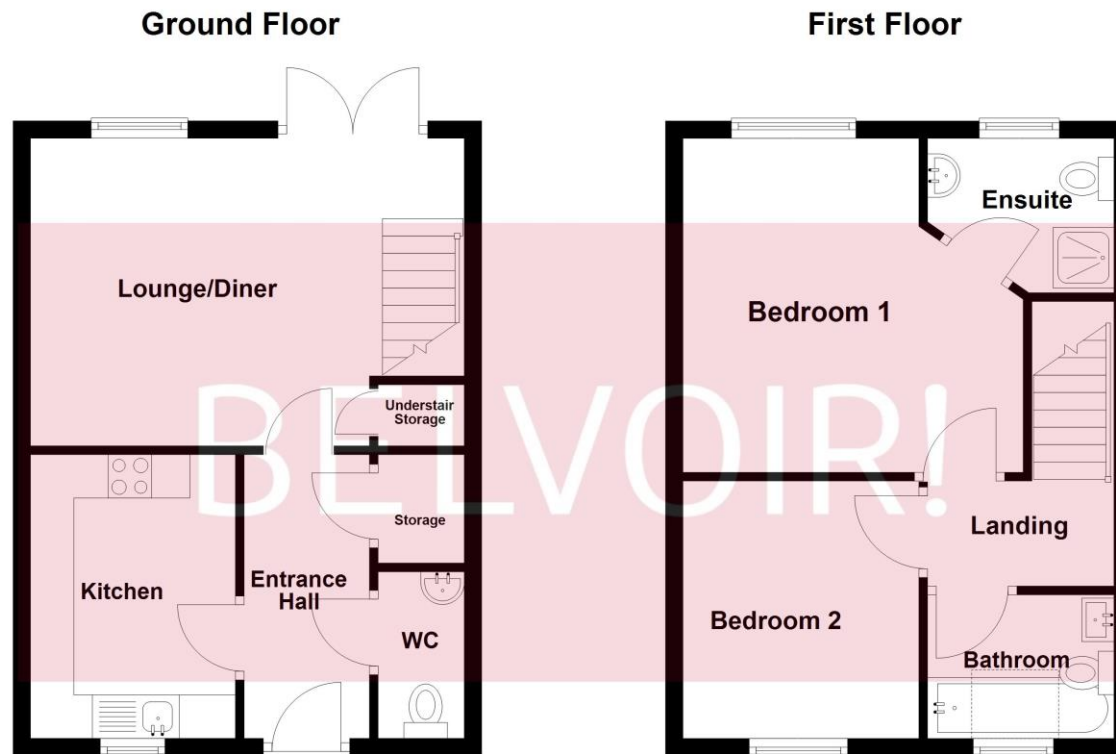
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Development Charge £280 pa

Agents Note: 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.

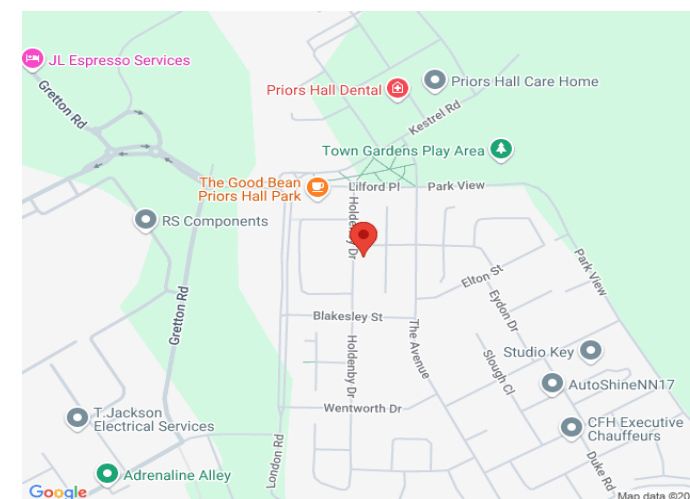




We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us 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+) A		92
(81-91) B		
(69-80) C	75	
(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



Contact us today to arrange a viewing...

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