



3  2  1 

Counts Farm Road, Corby

Offers over £190,000 Freehold

# BELVOIR!

EPC Rating C. Council Tax A.





Located on the popular Exeter Estate in Corby, this well-presented three-bedroom mid-terrace residence has been partly refurbished and is ideal for families or first-time buyers.

The property benefits from a number of recent improvements, including a new modern kitchen, a newly fitted shower room and WC, newly skimmed walls in selected rooms, and new windows throughout. The ground floor offers two spacious reception rooms, providing flexible living and dining space, alongside a contemporary high-gloss kitchen and a generous utility room.

To the first floor are two well-proportioned double bedrooms and a large third bedroom. The accommodation is completed by a modern, fully tiled shower room featuring a mains-fed waterfall shower, along with a separate WC perfect for family convenience.

Externally, the property boasts a block-paved driveway providing off-road parking for two vehicles. To the rear is an enclosed, three-tiered garden, designed for low maintenance, featuring artificial lawn areas and a patio space ideal for outdoor seating and entertaining.



#### Entrance Hall

Double glazed door to front, carpet to flooring, radiator, ceiling light.

#### Living Room

4.27m x 3.92m (14'0" x 12'11")

Double glazed window to front, carpet to flooring, fireplace, ceiling light, radiator.

#### Inner Lobby

Carpet to flooring, radiator, stairs rising to first floor.

#### Utility

2.82m x 1.91m (9'4" x 6'4")

Double glazed door to front, under stairs cupboard, tiled flooring, ceiling light, electric consumer unit, gas meter.

#### Dining Room

3.21m x 2.36m (10'6" x 7'8")

Double glazed window to rear, newly skimmed walls, tiled flooring, radiator, ceiling light.





#### Kitchen

3.02m x 2.59m (9'11" x 8'6")

Double glazed window to rear, double glazed door to front. Kitchen comprising of wall & base high gloss units, composite work surfaces over, five ring rangemaster cooker, cooker hood over, bowl & half sink with drainer, tiled splash backs, tiled flooring, ceiling light.

#### First Floor Landing

Carpet to flooring, storage cupboard, ceiling light, radiator.

#### Bedroom One

3.56m x 3.55m (11'8" x 11'7")

Double glazed window to rear, carpet to flooring, fitted wardrobes, ceiling light, radiator.

#### Bedroom Two

3.45m x 2.81m (11'4" x 9'2")

Double glazed window to front, carpet to flooring, radiator, ceiling light.

#### Bedroom Three

2.65m x 2.52m (8'8" x 8'4")

Double glazed window to rear, carpet to flooring, radiator, ceiling light.

#### Shower Room

1.82m x 1.45m (6'0" x 4'10")

Double glazed window to front, internal single glazed window, double shower enclosure, mains shower with waterfall shower attachment, wash hand basin set into vanity unit, shave point, extractor fan, fully tiled walls, heated towel rail, tiled flooring, ceiling light.

#### WC

1.17m x 1m (3'10" x 3'4")

Double glazed window to front, low level WC, fully tiled walls, tiled flooring, ceiling light.

#### External

Front - Blocked paved frontage providing off road parking for several vehicles.

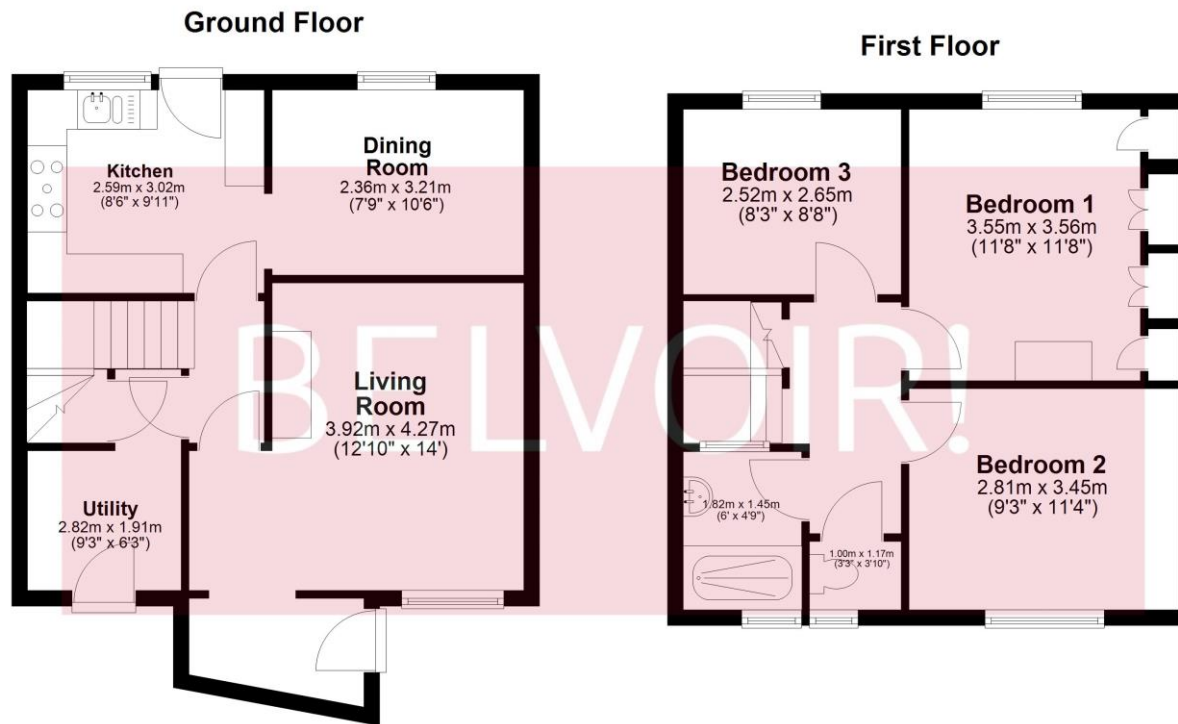
Rear - Tiered enclosed garden, two patios, artificial lawn.

#### Agents Notes

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+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	71	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM



Contact us today to arrange a viewing...

[www.belvoir.co.uk](http://www.belvoir.co.uk)

68 George Street, Corby, Northants, NN17 1QE

[corby@belvoir.co.uk](mailto:corby@belvoir.co.uk)

01536 261666

# BELVOIR!