

property details **approval form**

17 Southall Road, Corby, Northamptonshire, NN17 1UQ

Date: 08 May 2025

Property Ref and Version: COR112279 - 0003

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Property Images |
| 3. Short Description | 7. Floor Plan |
| 4. Long Description | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

property details **approval form**

17 Southall Road, Corby, Northamptonshire, NN17 1UQ

Date: 08 May 2025

Property Ref and Version: COR112279 - 0003

>> **price**

£225,000

Tenure: Freehold

>> **key features**

- > No chain
- > Three bedrooms
- > Close to town
- > Walking distance to train station
- > Close to local amenities
- > EPC Rating: D

>> **short description**

Located just a short walk from Corby Railway Station and the town centre, this well presented three bedroom semi detached property offers the perfect balance of comfort and convenience.

>> **long description**

Located just a short walk from Corby Railway Station and the town centre, this well presented three bedroom semi detached property offers the perfect balance of comfort and convenience.

The home features a generous living space, a separate kitchen and dining room, as well as a large conservatory. It also benefits from a downstairs w/c and convenient utility space. Upstairs, you will find three good sized bedrooms and the family bathroom. To the rear is a private enclosed garden, perfect for entertaining or relaxing in warmer months.

The property is in close proximity to local amenities and public transport making it a practical and desirable location.

property details **approval form**

17 Southall Road, Corby, Northamptonshire, NN17 1UQ

Date: 08 May 2025

Property Ref and Version: COR112279 - 0003

property details **approval form**

17 Southall Road, Corby, Northamptonshire, NN17 1UQ

Date: 08 May 2025

Property Ref and Version: COR112279 - 0003

>> room description

Entrance Porch

External Half glazed door to porch.

Entrance Hall

Door leading to stairs to first floor, laminate floor.

Lounge

13' 10" x 12' 1" to recess (4.22m x 3.68m to recess)

Double glazed window to front aspect, electric fireplace, doors leading to hall and dining room, laminate floor and radiator.

Dining Room

10' 3" x 8' 6" (3.12m x 2.59m)

Laminate floor, patio doors leading to conservatory, door to kitchen, radiator.

Kitchen

10' 4" x 8' 6" (3.15m x 2.59m)

Double glazed window to rear aspect, wall and base units, freestanding cooker, space and plumbing for washing machine and freestanding dishwasher, door to utility and downstairs WC, sink drainer, radiator.

Utility Room

4' 3" x 4' 10" (1.30m x 1.47m)

Double glazed window to side aspect, door leading to downstairs WC, tiled floor.

Conservatory

11' 3" x 13' 3" (3.43m x 4.04m)

Double glazed windows all round and glass roof, patio doors into garden, laminate floor, two radiators.

Landing

Doors to bathroom and bedrooms 1,2 and three, double glazed window to side aspect, access to loft, carpet.

Bedroom One

10' 7" to wardrobe x 12' 2" (3.23m to wardrobe x 3.71m)

Double glazed window to front aspect, built in wardrobe, laminate flooring.

Bedroom One

10' 7" to wardrobe x 12' 2" (3.23m to wardrobe x 3.71m)

Double glazed window to front aspect, built in wardrobe, laminate flooring, radiator.

Bedroom Two

13' 7" x 8' 8" to wardrobe (4.14m x 2.64m to wardrobe)

Double glazed window to rear, laminate floor, built in wardrobe, radiator.

property details **approval form**

17 Southall Road, Corby, Northamptonshire, NN17 1UQ

Date: 08 May 2025

Property Ref and Version: COR112279 - 0003

>> room description

Bedroom Three

8' 7" x 9' 3" to bulkhead (2.62m x 2.82m to bulkhead)

Double glazed window to front, carpet and radiator.

Bathroom

Bath with shower over, wash hand basin, WC, double glazed obscure window to rear, vinyl floor and radiator.

Externally

Front

Pebbled frontage with hardstanding path, enclosed hedging and gate.

Rear Garden

Mainly laid to lawn with seating area, stoned pebble boarder, enclosed hedges and fencing.

property details **approval form**

17 Southall Road, Corby, Northamptonshire, NN17 1UQ

Date: 08 May 2025

Property Ref and Version: COR112279 - 0003

>> **room description**

property details **approval form**

17 Southall Road, Corby, Northamptonshire, NN17 1UQ

Date: 08 May 2025

Property Ref and Version: COR112279 - 0003

>> **property images**



Your William H Brown office: 61A Corporation Street, CORBY, Northamptonshire, NN17 1NQ
T 01536 267418 E corby@williamhbrown.co.uk

property details **approval form**

17 Southall Road, Corby, Northamptonshire, NN17 1UQ

Date: 08 May 2025

Property Ref and Version: COR112279 - 0003

>> **property images**



Your William H Brown office: 61A Corporation Street, CORBY, Northamptonshire, NN17 1NQ
T 01536 267418 **E** corby@williamhbrown.co.uk

property details **approval form**

17 Southall Road, Corby, Northamptonshire, NN17 1UQ

Date: 08 May 2025

Property Ref and Version: COR112279 - 0003

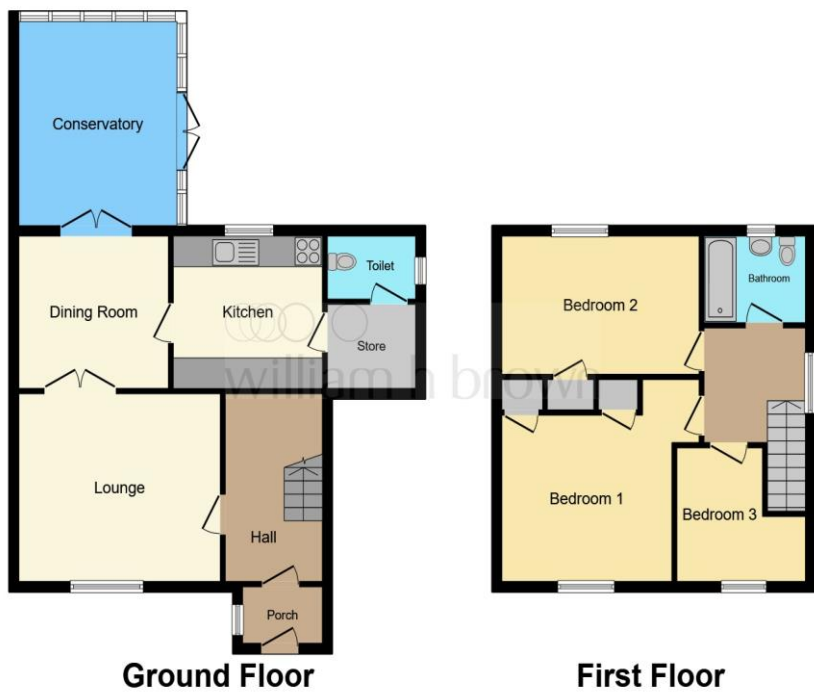
>> **property images**



property details approval form

17 Southall Road, Corby, Northamptonshire, NN17 1UQ
Date: 08 May 2025 **Property Ref and Version:** COR112279 - 0003

>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

Signature		Date
Iona Roberts		08/05/2025
Mr R.F. Lu		