

# property details **approval form**

11 Castlerock Drive, Corby, Northamptonshire, NN17 5GG

**Date:** 23 April 2025

**Property Ref and Version:** COR112736 - 0001

# selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

## >> **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
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Property Images
7. Floor Plan

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**

11 Castlerock Drive, Corby, Northamptonshire, NN17 5GG

**Date:** 23 April 2025

**Property Ref and Version:** COR112736 - 0001

## >> **price**

---

£230,000

Tenure: Freehold

## >> **key features**

---

- > Two Bedrooms
- > End of Terrace
- > driveway parking
- > Landscaped rear Garden
- > Immaculate throughout
- > Within NHBC warranty
- > Ensuite bathroom
- > Downstairs WC
- > EPC Rating: B

## >> **short description**

---

We are delighted to offer for sale this immaculately presented two bedroom end of terrace home in the popular Priors Hall development with a recently landscaped garden and driveway parking for two cars.

## >> **long description**

---

Situated in the ever-popular Priors Hall Park development, this beautifully presented two-bedroom end-terrace home offers stylish and modern living in a highly desirable location. Immaculately maintained throughout, the property is perfect for first-time buyers, downsizers, or investors alike.

The ground floor boasts a light-filled lounge, a contemporary kitchen/diner, and the added convenience of a downstairs WC. Upstairs, you'll find two well-proportioned bedrooms, with the primary bedroom benefiting from its own sleek en-suite shower room, while a modern family bathroom serves the second bedroom.

# property details **approval form**

11 Castlerock Drive, Corby, Northamptonshire, NN17 5GG

**Date:** 23 April 2025

**Property Ref and Version:** COR112736 - 0001

Externally, the home enjoys a private, landscaped rear garden—ideal for relaxing or entertaining—and off-road driveway parking to the front.

Positioned close to local amenities, green spaces, and excellent transport links, this turn-key property offers comfort, style, and convenience in equal measure

# property details **approval form**

11 Castlerock Drive, Corby, Northamptonshire, NN17 5GG

**Date:** 23 April 2025

**Property Ref and Version:** COR112736 - 0001

## >> **room description**

---

### **Entrance Hall**

Laminate floor, radiator.

### **Downstairs Cloakroom**

WC, wash hand basin, obscure double glazed window to side aspect, laminate floor, radiator.

### **Lounge**

14' 11" max x 12' 8" max ( 4.55m max x 3.86m max )

French doors, laminate flooring, understairs cupboard, radiator.

### **Kitchen**

9' 4" x 7' 6" ( 2.84m x 2.29m )

Double glazed window to front aspect, wall and base units, gas hob with low level electric oven, one and half sink and drainer, electric hood, integrated washing machine, fridge freezer, laminated floor.

### **Landing**

Double glazed window, store cupboard, carpet.

### **Bedroom One**

11' 2" max x 9' 7" ( 3.40m max x 2.92m )

Double glazed window to front, built in cupboard, carpet and radiator.

### **En Suite**

Obscure double glazed window to front, shower cubicle with electric shower, low level WC, wash hand basin, extractor, laminate floor, radiator rail.

### **Bedroom Two**

10' 2" x 7' 11" ( 3.10m x 2.41m )

Double glazed window to rear, loft access, carpet and radiator.

### **Bathroom**

Shower over bath, low level WC, wash hand basin, radiator rail, extractor, laminate floor, obscure double glazed window to rear.

### **Externally**

#### **Driveway**

Space for two vehicles.

#### **Rear Garden**

Astro turf, pebbled area, patio seating area, side access, enclosed fencing, outside tap, double socket.

# property details **approval form**

11 Castlerock Drive, Corby, Northamptonshire, NN17 5GG

**Date:** 23 April 2025

**Property Ref and Version:** COR112736 - 0001

## >> **room description**

---

# property details **approval form**

11 Castlerock Drive, Corby, Northamptonshire, NN17 5GG

**Date:** 23 April 2025

**Property Ref and Version:** COR112736 - 0001

## >> **room description**

---

# property details approval form

11 Castlerock Drive, Corby, Northamptonshire, NN17 5GG

Date: 23 April 2025

Property Ref and Version: COR112736 - 0001

## >> property images



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

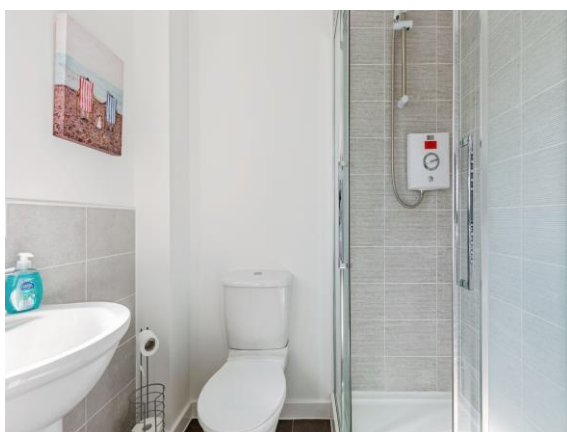
# property details approval form

11 Castlerock Drive, Corby, Northamptonshire, NN17 5GG

Date: 23 April 2025

Property Ref and Version: COR112736 - 0001

## >> 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**

11 Castlerock Drive, Corby, Northamptonshire, NN17 5GG

**Date:** 23 April 2025

**Property Ref and Version:** COR112736 - 0001

## >> **property images**

---



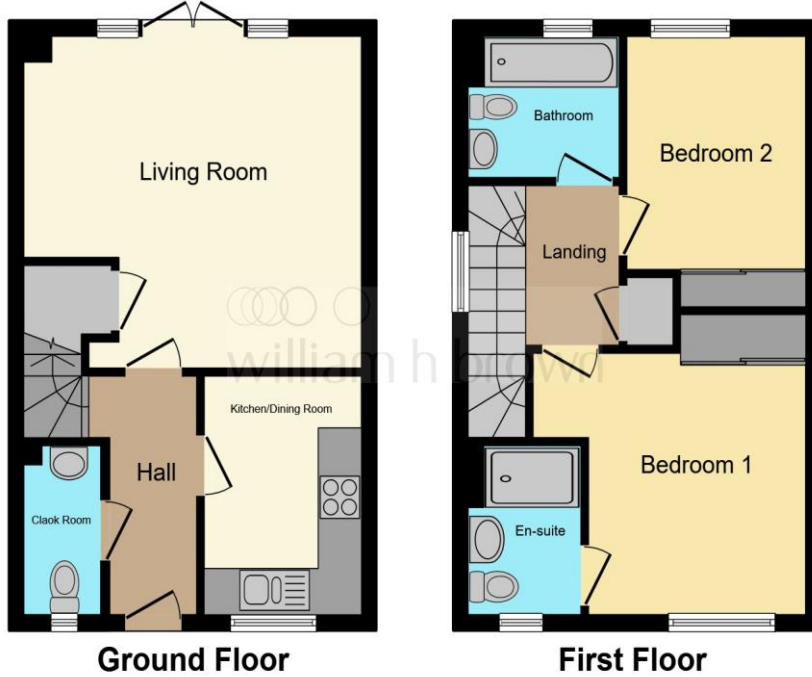
# property details approval form

11 Castlerock Drive, Corby, Northamptonshire, NN17 5GG

Date: 23 April 2025

Property Ref and Version: COR112736 - 0001

## >> 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
<b>Rob Pearson-Lowther</b>		23/04/2025
<b>Mrs A. Walker</b>		