

property details **approval form**

20 Belfry Drive, Corby, Northamptonshire, NN17 5GN

Date: 06 October 2025

Property Ref and Version: COR112904 - 0009

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**

20 Belfry Drive, Corby, Northamptonshire, NN17 5GN

Date: 06 October 2025

Property Ref and Version: COR112904 - 0009

>> **price**

£215,000

Tenure: Freehold

>> **key features**

- > Two double bedrooms
- > Semi detached
- > Off road parking
- > Low maintenance garden
- > Priors Hall location
- > No onward chain
- > EPC Rating: B

>> **short description**

We are pleased to present this beautifully presented, two double bedroom semi detached home in the heart of Priors Hall.

>> **long description**

Internally, the property features a spacious lounge with patio doors leading to the rear garden. A well appointed kitchen sits to the front of the property, as well as a guest W/C and storage cupboard.

Upstairs you will find two generously sized bedrooms, both tastefully decorated and filled with natural light. As well as the main family bathroom featuring a clean, contemporary three piece suite.

Externally, the property benefits from a driveway providing off road parking for several vehicles. The rear garden is fully enclosed and designed for low maintenance, with a mix of paved and gravel areas perfect for outdoor seating or entertaining. The rear garden has the added extra of a large garden shed, offering excellent storage space or potential for a workshop/ hobby room.

Early viewing is highly recommended to fully appreciate all that this property has to offer.

property details **approval form**

20 Belfry Drive, Corby, Northamptonshire, NN17 5GN

Date: 06 October 2025

Property Ref and Version: COR112904 - 0009

property details **approval form**

20 Belfry Drive, Corby, Northamptonshire, NN17 5GN

Date: 06 October 2025

Property Ref and Version: COR112904 - 0009

>> room description

Entrance Hall

Doors leading to downstairs cloakroom, Storage cupboard and kitchen, laminate floor.

Cloakroom

WC, wash hand basin with vanity, laminate floor.

Lounge

12' 10" to stairs x 15' 10" (3.91m to stairs x 4.83m)

Double glazed window to side aspect with double glazed patio door to rear garden, stairs to first floor, laminate floor and radiator.

Kitchen

6' 4" x 8' 8" (1.93m x 2.64m)

Double glazed window to front, gas hob, electric oven with extractor over, space and plumbing for washing machine, one bowl sink drainer, laminate floor.

Landing

Doors to bedrooms one and two, bathroom and loft hatch, carpet.

Bedroom One

12' 10" x 9' 3" max (3.91m x 2.82m max)

Double glazed window to front aspect, carpet and radiator.

Bedroom Two

12' 10" x 9' 9" into door recess (3.91m x 2.97m into door recess)

Double glazed window to rear aspect, built in wardrobe, carpet and radiator.

Bathroom

Obscure double glazed window to side aspect, WC, wash hand basin, bath with electric shower over and extractor.

Externally

Front

Pathway to front door with shrub surround.

Rear Garden

Garden made up of paving slabs, pebbles, enclosed fencing, pergola seating area, side access, outside taps, outdoor lighting, shed.

Agents Notes

**** There is a management fee of £287.00 PA paid to Urban & Civic****

property details **approval form**

20 Belfry Drive, Corby, Northamptonshire, NN17 5GN
Date: 06 October 2025 **Property Ref and Version:** COR112904 - 0009

>> **room description**

property details **approval form**

20 Belfry Drive, Corby, Northamptonshire, NN17 5GN
Date: 06 October 2025 **Property Ref and Version:** COR112904 - 0009

>> **room description**

property details **approval form**

20 Belfry Drive, Corby, Northamptonshire, NN17 5GN

Date: 06 October 2025

Property Ref and Version: COR112904 - 0009

>> **property images**



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

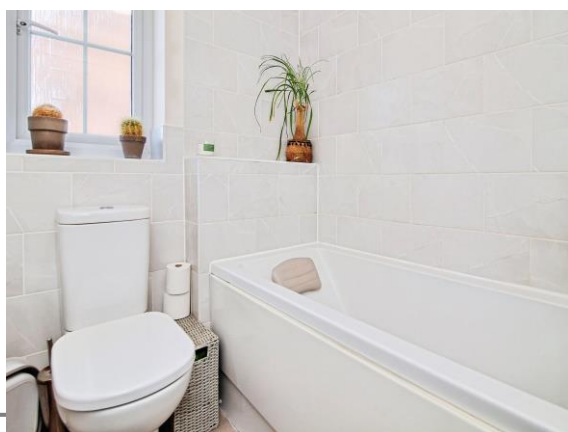
property details **approval form**

20 Belfry Drive, Corby, Northamptonshire, NN17 5GN

Date: 06 October 2025

Property Ref and Version: COR112904 - 0009

>> **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**

20 Belfry Drive, Corby, Northamptonshire, NN17 5GN

Date: 06 October 2025 **Property Ref and Version:** COR112904 - 0009

> > property images

property details approval form

20 Belfry Drive, Corby, Northamptonshire, NN17 5GN
Date: 06 October 2025 **Property Ref and Version:** COR112904 - 0009

>> 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		06/09/2025
Ms A.B. Swierzek		