



Station Road, Corby Glen

 **NEWTON FALLOWELL**

 2  1  1

Key Features

- Immaculately Presented Character Property
- Excellent Downstairs Accommodation
- Highly Sought After Village Location
- Overlooking an Open Green
- Substantial Rear Garden with Outbuilding
- Viewing Advised
- Council Tax Band - A
- EPC Rating D
- Freehold

£195,000





Situated in the heart of Corby Glen is this large three bedroom terrace property, offering ample downstairs space with a large private outside rear garden benefitting from a substantial out building.

Entering the property, you are greeted with a substantial porch providing access to the downstairs reception rooms. A large lounge situated at the front of the property looks onto the front garden. This property also offers a spacious dining area. To the rear of the property is a separate kitchen which offers a Rangemaster cooker and ample worksurface space. The ground floor is completed with a separate conservatory.

The first floor offers two double bedrooms, with the main bedroom benefitting from a large window allowing natural light in and overlooking the open green. The first floor is completed with a large three piece family bathroom.

Outside the property there is a large substantial plot benefitting from a separate patio and decking area. The private rear garden also benefits from a large outbuilding, this space is ideal for storage or workshop. The outbuilding offers power, light and an outside WC. This property is also situated just walking distance to local amenities and schools.

Kitchen 2.27m x 4.39m (7'5" x 14'5")

Lounge/Diner 6.59m x 4.95m (21'7" x 16'2")

Conservatory 4.39m x 2.68m (14'5" x 8'10")

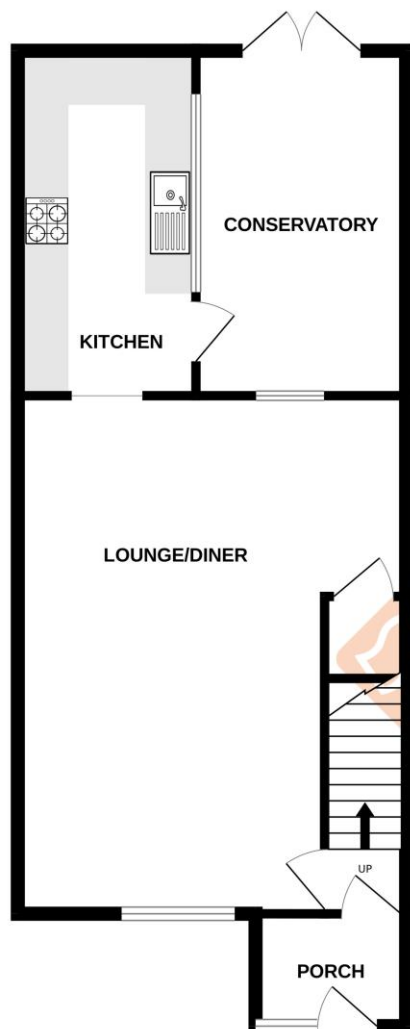
Bedroom One 3m x 4.03m (9'10" x 13'2")

Bedroom Two 2.44m x 2.68m (8'0" x 8'10")

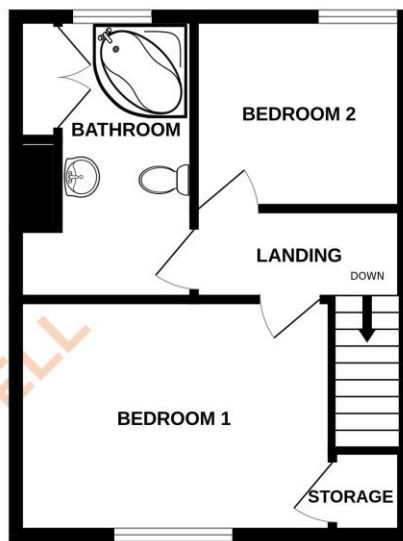
Bathroom 3.62m x 2.27m (11'11" x 7'5")



GROUND FLOOR
614 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 961 sq.ft. (89.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: A

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.