



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



# 14 Croyland Mews, Corby, NN17 5ES

£215,000

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## "Nestled Away"

This smart semi detached house is being offered for sale with NO CHAIN and is situated within a quiet nook off Croyland Mews. The accommodation comprises entrance hall, guest WC, there is a fitted kitchen and a nice sized living room. Upstairs there is a family bathroom and two double size bedrooms with an en suite shower room to the master. The property comes with two parking spaces and an enclosed rear garden.

Nicely positioned with parking for two cars and an enclosed rear garden.

This semi detached house is being offered for sale with NO CHAIN.

The accommodation comprises entrance with a guest WC situated off the hall.

The kitchen is fitted with a range of wall and base level units with work surfaces incorporating a sink with drainer and mixer tap. There is a built in oven, gas hob and extractor hood.

The living room is rear facing with French doors opening onto the rear garden, stairs rise to the first floor landing.

From the first floor landing there is a family bathroom which includes a side panel bath, WC and a pedestal wash hand basin with ceramic tiled wall surrounds.

There are two double bedrooms with the master benefitting from a shower room en suite.

Gas fired central heating system.

Outside, the property offers two side by side parking spaces in front of the house and there is an enclosed garden to the rear which is mainly laid to lawn with a paved patio area and useful timber storage shed.

Semi Detached House

Two Bedrooms

En Suite Shower Room

Rear Garden

Two Parking Spaces

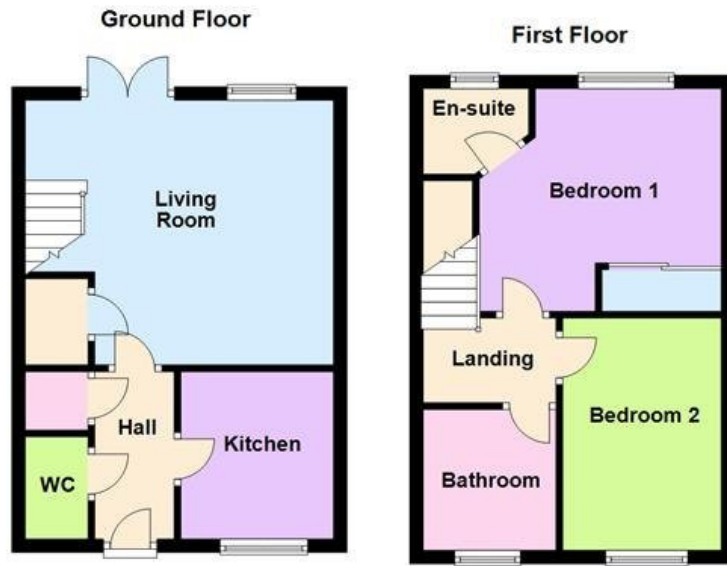
Priors Hall Park

NO CHAIN

Well Regarded Location







- Kitchen - 2.26m x 2.57m (7'5" x 8'5")
- Living Room - 4.44m x 3.96m (14'7" x 13'0")
- WC - 0.91m x 1.52m (3'0" x 5'0")
- Bedroom 1 - 3.48m x 3.2m (11'5" x 10'6") (max)
- En-suite - 1.78m x 1.47m (5'10" x 4'10") (max)
- Bedroom 2 - 2.36m x 3.33m (7'9" x 10'11")
- Bathroom - 2.13m x 1.98m (7'0" x 6'6")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	
(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	



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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