



**HENDERSON
CONNELLAN**
ESTATE AGENTS

27 Fotheringhay Road, Corby, NN17 2RG

£240,000

3 1 2



"South-West Facing Garden"

Calling all sun worshippers! This established semi detached is not only well situated for local amenities but also comes with a sunny aspect rear garden. The well presented accommodation comprises entrance hall, living/dining room, kitchen, three bedrooms and a bathroom. The garage measures 23' x 7'8" which is larger than average. There is a driveway and an attractive rear garden with a pretty 26 year old late blooming Magnolia tree!

Located within a well regarded residential area, this property is conveniently located for the local shops, schooling and sports centre.

Boasting a south-west facing rear garden this will be a fantastic summer garden to enjoy!

The accommodation comprises entrance hall with stairs rising to the first floor landing and there is an under stair storage cupboard.

The living/dining room is open plan and features a bay window to the front elevation and a fire place with electric fire inset. Sliding patio doors open into the conservatory which in turn has patio doors opening into the rear garden.

The kitchen is fitted with a range of wall and base level units with work surfaces incorporating a sink with drainer and mixer tap with ceramic tiled wall surrounds. There is a built in oven, hob and extractor hood. A door opens into the integral garage, which measures 23' in length.

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

There are three bedrooms.

The property benefits from a gas fired central heating system and uPVC double glazed windows.

Hall - 3.76m x 1.83m (12'4" x 6'0")

Kitchen - 2.74m x 2.44m (9'0" x 8'0")

Living/Dining Room - 6.32m x 3.76m (20'9" x 12'4") (max)

Conservatory - 2.74m x 2.44m (9'0" x 8'0")

Garage - 7.01m x 2.34m (23'0" x 7'8")

Bedroom 1 - 3.2m x 3.25m (10'6" x 10'8") (max)

Bedroom 2 - 3.15m x 2.97m (10'4" x 9'9")

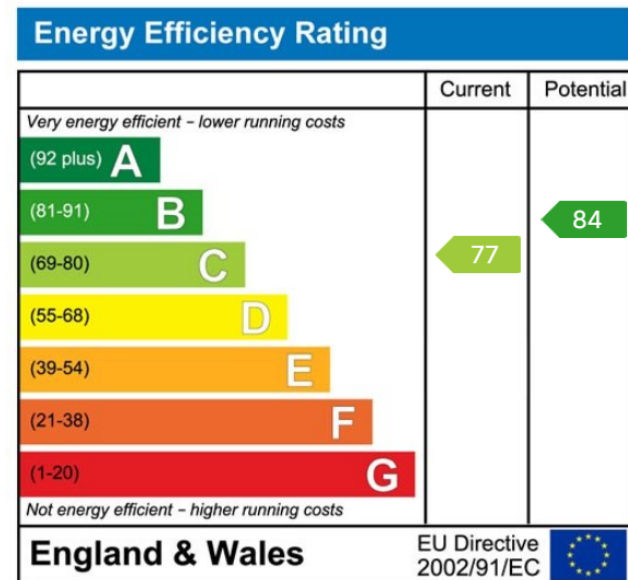
Bedroom 3 - 2.57m x 2.24m (8'5" x 7'4")

Bathroom - 2.51m x 1.93m (8'3" x 6'4") (max)





- Semi Detached House
- Convenient for Pytchley Court Shops
- Conservatory
- Modern Boiler
- Driveway and Garage
- Good Local Amenities and Schooling
- Three Bedrooms
- Solar Panels



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.

10 Spencer Court, Corby, Northamptonshire, NN17 1NU

