



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

107 Charnwood Road, Corby, NN17 1YR

Offers Over £275,000

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## "A Designer Detached!"

This well-designed detached house has been much loved by the current owners and offers a family-friendly floor plan providing an airy living space. Located within Charnwood Road, this property is very well-located for the town centre amenities which include a cinema, swimming pool, pubs and shops. The beautifully presented accommodation comprises entrance porch, a bay-fronted living room with oak flooring, kitchen/dining room, separate utility room and WC. Upstairs, there are three bedrooms and a bathroom which has been stylishly re-fitted. Outside, there is a fully enclosed rear garden. A driveway at the front provides access to the single garage and off-road parking for up to three vehicles. A lovely home which must be viewed to be fully appreciated! EPC C.

Well located within the Lloyds area this detached home is conveniently positioned for the local amenities and the town centre.

The accommodation is beautifully presented with a smart modern feel which includes some nice features such as Hive thermostat heating controls, a remote operated garage door and a recently installed EV charger.

The accommodation includes an entrance hall which leads to the living room which features a solid oak floor and a contemporary styles fire place.

The kitchen/dining room is open plan and is fitted with a range of wall and base level units with work surfaces including a sink with drainer and mixer tap with ceramic tiled wall surrounds. There is a built in oven, gas hob and extractor hood. French doors open onto the rear garden.

The utility room allows access to the rear garden, there is a fitted range of matching wall and base level units with work surface and ceramic tiled wall surrounds. There is plumbing for a washing machine and a dish washer. There is a guest WC and a door which leads to the integral single garage.

From the first floor landing there are three bedrooms and a family bathroom which includes a side panel bath with shower and screen, the wash hand basin and WC are fitted within a modern concealed unit.

The plot is well maintained providing a driveway offering parking for three cars and access to the single garage. The rear garden is south facing and offers a paved patio area and a neat lawn with planted borders. The garden is fully enclosed.

Well Regarded Location

Convenient For The Town Centre

Driveway Parking For Three Cars

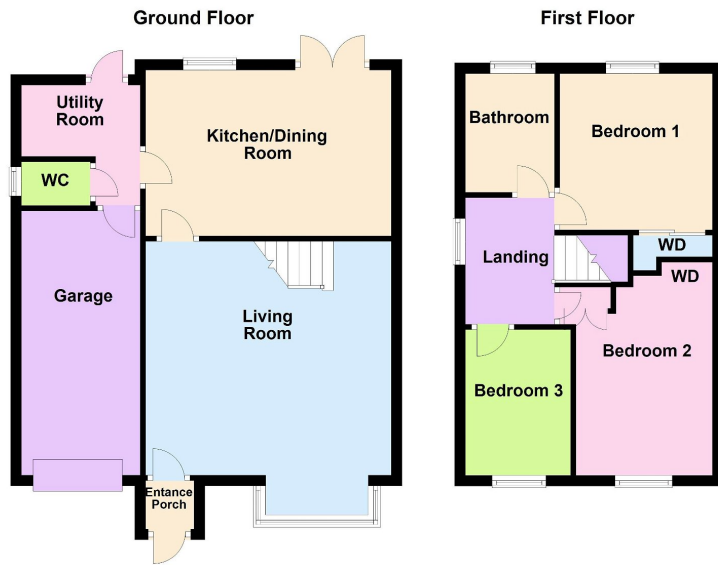
Stylish Interior

Single Garage

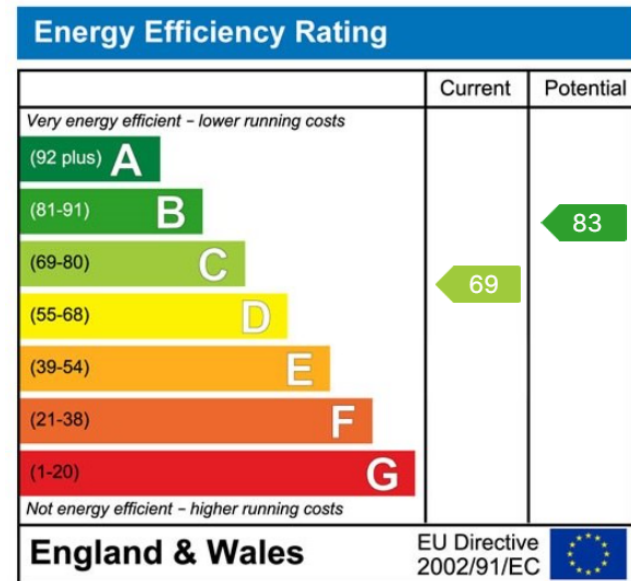
Well Maintained Garden

Smart Kitchen and Bathroom





- Kitchen/Diner - 4.62m x 3.12m (15'2" x 10'3")
- Living Room - 4.65m x 4.62m (15'3" x 15'2")
- Utility Room - 2.24m x 1.63m (7'4" x 5'4")
- Garage - 4.98m x 2.24m (16'4" x 7'4")
- Bedroom 1 - 2.95m x 2.87m (9'8" x 9'5")
- Bedroom 2 - 4.01m x 2.57m (13'2" x 8'5")
- Bedroom 3 - 2.74m x 1.96m (9'0" x 6'5")
- Bathroom - 1.68m x 2.24m (5'6" x 7'4")



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

