



**HENDERSON
CONNELLAN**
ESTATE AGENTS

44 The Avenue, Corby, NN17 5EE

Offers Over £400,000

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"One Of A Kind!"

This detached family home comes with a tandem length car port/garage which was constructed with an office/annex room above, ideal for a work space or gym. The main residence offers an entrance hall, guest WC, utility room, living room and a kitchen/dining room. There are five double bedrooms, en suite shower room to the main bedroom, family bathroom and another WC on the top floor. A fantastic family home!

The property is well positioned within Priors Hall Park and is just a short walk from the local shops and amenities.

The accommodation comprises entrance hall with stairs rising to the first floor landing, there is a guest WC.

The utility room is situated off from the hall and there are some fitted base units with work surfaces, ceramic tiled floor and French doors which open onto the rear garden.

The living room is dual aspect and features French doors to the rear.

The kitchen/dining room is fitted with a stylish 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. Ceramic tiled floor and French doors which open onto the rear garden.

From the first floor landing there are three bedrooms with the master benefitting from a shower room en suite. There is also a family bathroom which includes a side panel bath, WC and a pedestal wash hand basin with ceramic tiled wall surrounds.

From the second floor landing there is a WC situated off the landing and there are a further two double sized bedrooms.

The property benefits from solar panels and a gas fired central heating system.

Outside, the rear garden is enclosed and is mainly laid to lawn with a paved patio area. There is pedestrian side door access into the garage and an exterior staircase rises above the car port to access to office/annex room which is decorated, floored and features a front facing window.

Five Double Bedrooms

Bathroom, En suite and Two WC's

Tandem Carport and Garage

Living Room

Kitchen/Diner

Detached Office Over the Garage

Enclosed Rear Garden

Solar Panels





- Kitchen/Diner - 7.37m x 2.59m (24'2" x 8'6")
- Living Room - 6.4m x 3m (21'0" x 9'10")
- En suite - 3.02m x 1.02m (9'11" x 3'4")
- Bedroom 3 - 2.49m x 3.61m (8'2" x 11'10")
- Bedroom 4 - 4.6m x 3.05m (15'1" x 10'0")
- Utility Room - 2.74m x 1.52m (9'0" x 5'0")
- Bedroom 1 - 5.18m x 3.05m (17'0" x 10'0")
- Bedroom 2 - 3.81m x 3.58m (12'6" x 11'9") (max)
- Bathroom - 2.92m x 1.68m (9'7" x 5'6")
- Bedroom 5 - 4.62m x 2.62m (15'2" x 8'7")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

10 Spencer Court, Corby, Northamptonshire, NN17 1NU

