



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

22 Southall Road, Corby, NN17 1UQ

£220,000

3 1 2



"Great Location!"

This semi-detached property is being offered for sale with no upward chain and located on the edge of the Old Village area of Corby. There is a porch and entrance hall, living room, kitchen, separate dining room and guest WC. There are three generously sized bedrooms and the family bathroom on the first floor. The property offers a retained frontage with driveway parking and access to the single garage. There is a sizeable rear garden which is fully enclosed offering a neat lawn and paved patio area. Located only minutes from the centre of Corby Old Village with easy access to local shops and amenities.

### **Full Description**

Semi detached family home located on the edge of the Old Village area of Corby which offers generously sized living accommodation and being offered for sale with no upward chain.

Welcoming entrance hall with the stairs rising to the first floor. Well proportioned living room with a feature fireplace. Separate formal dining room with access to the rear garden via sliding patio doors. Kitchen fitted with a range of eye and base level units with roll top work surfaces incorporating a one and a half bowl sink with mixer tap, space for a slot in cooker, space and plumbing for a washing machine, ceramic tiled splash backs and access to the garage with a guest WC.

On the first floor there are three well proportioned bedrooms. Family bathroom fitted with a white three piece suite to comprise of a panel enclosed bath, pedestal wash hand basin, close coupled WC and ceramic tiled splash backs.

### **Outside**

The property is located on the edge of the Old Village area of Corby and looks over a dedicated green space to the front. The property offers a neat frontage with a driveway providing off road parking and access to the single garage which benefits from a roller door, and power and lighting connected. The rear garden is generous in size with a paved patio seating area accompanied by the main lawn and fully enclosed by timber panel fencing.

Roof Replaced 2006 With 30 Year Warranty

Combi Boiler Fitted July 2023 With 10 Year Warranty

UPVC Double Glazing

Three Bedrooms

Generously Sized Rear Garden

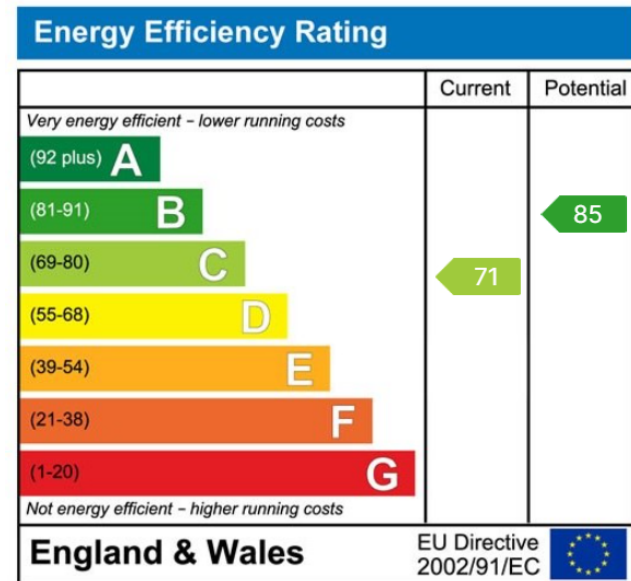
Driveway Parking and Garage With Electric Roller Shutter Door

Offered for sale with No Chain





- Kitchen - 3.15m x 2.67m (10'4" x 8'9")
- Dining Room - 3.18m x 2.64m (10'5" x 8'8")
- WC - 1.32m x 0.89m (4'4" x 2'11")
- Living Room - 3.86m x 4.22m (12'8" x 13'10")
- Garage - 6.6m x 2.77m (21'8" x 9'1")
- Bedroom 1 - 3.71m x 3.2m (12'2" x 10'6")
- Bedroom 2 - 4.11m x 2.59m (13'6" x 8'6")
- Bedroom 3 - 2.64m x 2.74m (8'8" x 9'0")
- Bathroom - 2.18m x 1.78m (7'2" x 5'10")



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

