



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



# 34 Langdale Grove, Corby, Northamptonshire

£125,000

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"Calling all Investors and First Time Buyers!"

Located within the well-regarded Lloyds area, this ground floor flat is beautifully presented and has accommodation to comprise of an entrance hall, living room, fitted kitchen, a bathroom and two bedrooms. There are communal gardens and an allocated parking space. The property is heated by independent electric room heaters. EPC rating C.

#### Full Description

Beautifully presented ground floor apartment which is located in the desirable Lloyds area of Corby.

Welcoming entrance hall with useful storage cupboard

Well proportioned living room with access to the communal gardens via UPVC double glazed patio doors.

Kitchen fitted with a range of eye and base level units with roll top work surfaces incorporating a single drainer sink with mixer tap, ceramic hob with extractor hood above, fitted oven, space and plumbing for a washing machine, space for a fridge/freezer and ceramic tiled splash backs.

Two generously sized bedrooms

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

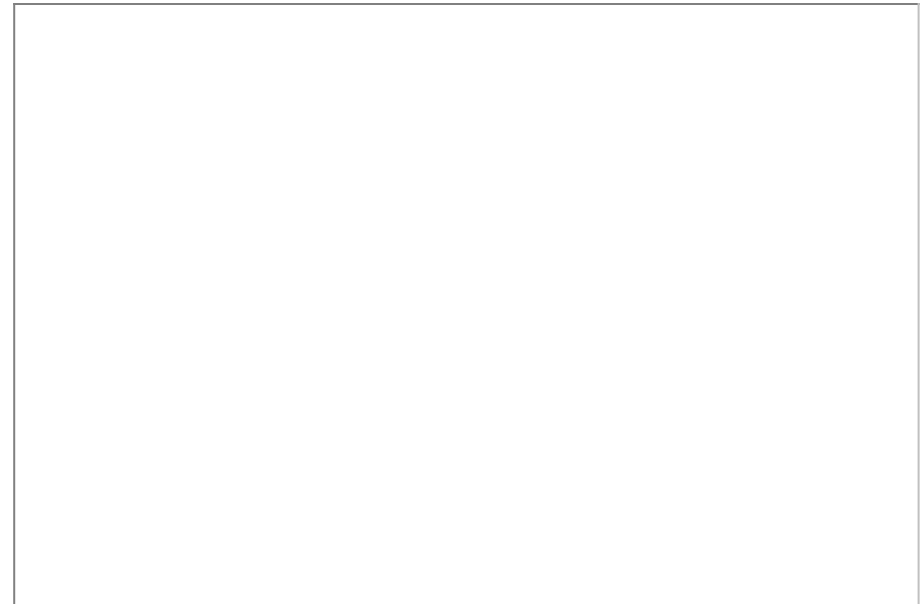
The property benefits from an allocated parking space and communal gardens.



Ground Floor



- Kitchen - 10' 6" x 10' 2" (max) • Living Room - 13' 8" x 9' 3" (4.16m x 2.82m)
- Bedroom 1 - 15' 3" x 8' 6" (max) (4.64m x 2.59m (max))
- Bedroom 2 - 10' 6" x 7' 10" (3.20m x 2.39m)
- Bathroom - 8' 4" x 5' 3" (2.54m x 1.60m)



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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