



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# 14 Pages Walk, Corby, NN17 1XE

£220,000

3 1 1



## "Detached Living!"

Rarely do we see detached houses come to the market within this price range! Situated within the Old Village area, this detached house is offered for sale with a well presented interior and attractively landscaped gardens. The accommodation comprises entrance hall, guest WC, living room, spacious kitchen/dining room. There is a family bathroom and three bedrooms. Limited upward chain. Viewing recommended.

This property is located within the Old Village which is surrounded by a good range of local amenities and is conveniently placed for the railway station and town centre.

The seller has found a property to purchase which has NO CHAIN.

The accommodation comprises entrance hall with stairs rising to the first floor landing and there is a guest WC situated off from the hall.

The living room is dual aspect featuring French doors which open onto the rear garden.

The spacious kitchen/dining room also features French doors opening onto the rear garden. There is a fitted range of wall and base level units with work surfaces incorporating a sink with drainer and mixer tap with ceramic tiled wall surrounds and floor.

From the first floor landing there are three good sized bedrooms and a family bathroom which includes a side panel bath with shower, WC and a pedestal wash hand basin with ceramic tiled wall surrounds.

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

Outside, the plot is well maintained offering a retained front garden which is laid to lawn with some planted borders. The rear garden is enclosed and offers a good degree of privacy. There is a paved patio, lawn and planted borders.

Detached Home

Located in the Old Village

Retained Front and Rear Gardens

Three Bedrooms

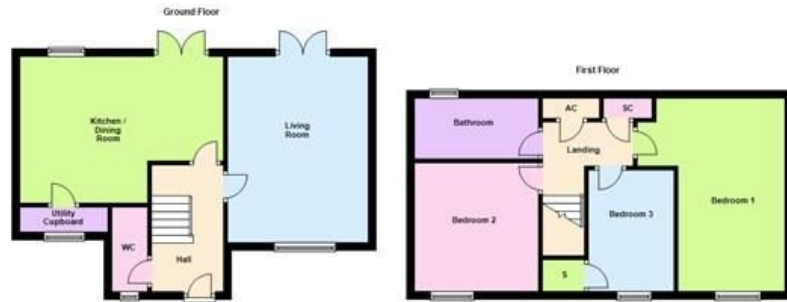
Open Plan Kitchen/Diner

Gas Central Heating

UPVC Double Glazing

Freehold





- Living Room - 4.75m x 3.35m (15'7" x 11'0")
- Kitchen/Diner - 3.84m x 2.67m (12'7" x 8'9")
- WC - 1.83m x 0.91m (6'0" x 3'0")
- Bedroom 1 - 4.75m x 3.05m (15'7" x 10'0")
- Bedroom 2 - 3.18m x 3.05m (10'5" x 10'0")
- Bedroom 3 - 3.05m x 2.01m (10'0" x 6'7")
- Bathroom - 3.18m x 1.47m (10'5" x 4'10")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

