



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Samuel Place, Corby, Northamptonshire

£230,000

3 1 1



" Good Vibes"

We welcome you to come and view this detached home which is well located within the Lloyds area and is being offered for sale with smart accommodation comprising entrance hall, guest WC, open plan living/dining room and a modern fitted kitchen. Upstairs there is a family bathroom and three bedrooms. The property comes with an attractive garden to the rear and a block paved driveway.

This is a great opportunity to secure a well priced detached home which is well located.

The accommodation comprises entrance hall from which the guest WC can be accessed.

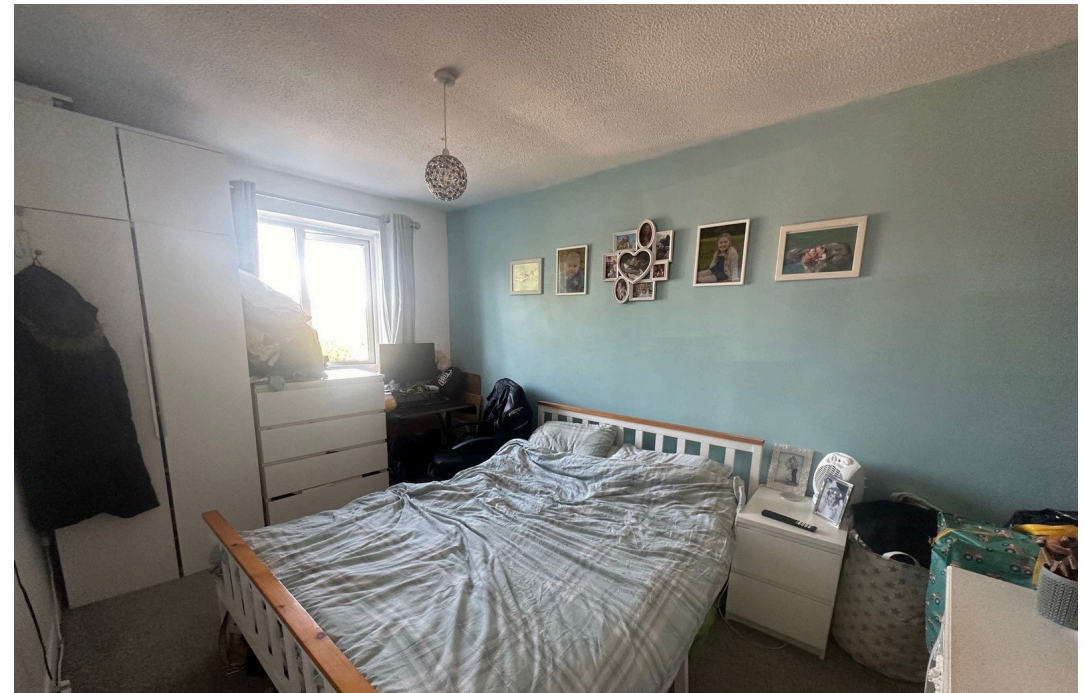
The open plan living/dining room is dual aspect with French doors opening onto the rear garden.

The kitchen is fitted with a modern range of wall and base level units with work surfaces incorporating a 1.5 bowl sink with drainer and mixer tap with ceramic tiled wall surrounds. There is a built in oven, hob and extractor hood.

From the first floor landing there is a modern fitted bathroom which includes a side panel bath with shower and screen over, enclosed cistern WC and wash hand basin set within a vanity unit with ceramic tiled wall surrounds.

Three bedrooms.

Outside the entire frontage is now block paved which creates parking for three cars, there is side gated access to the rear garden which is landscaped to provide a paved patio area and a neat lawn.





- Living/Dining Room 7.87m x 4.55m (25'10" x 14'11") Max
- Kitchen 3.81m x 2.11m (12'6" x 6'11") Max
- Bathroom 1.88m x 1.85m (6'2" x 6'1")
- Bedroom One 4.06m x 2.67m (13'4" x 8'9")
- Bedroom Two 2.9m x 2.67m (9'6" x 8'9")
- Bedroom Three 3.15m x 1.88m (10'4" x 6'2")



05/09/2024, 11:46 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
52 Samuel Place CORBY NN17 1SQ	Energy rating E	Valid until: 28 July 2032 Certificate number: 2717-1152-0097-3117-6071
Property type	Detached house	
Total floor area	77 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance).

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Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 50

<https://find-an-energy-certificate.service.gov.uk/energy-certificate/2717-1152-0097-3117-6071?property>

1/4



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

