



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



# Nelson Road, Corby, Northamptonshire

£360,000

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## "House with Detached Annex"

Located within a sought after residential area this is a fantastic opportunity to secure a smart semi detached house which occupies a generous sized plot and provides a modern Annex, ideal for two households to combine. The house accommodation comprises entrance hall, guest WC, spacious living/dining room, garden lounge and stylish fitted kitchen/breakfast room. Upstairs there are three bedrooms and a family bathroom. The Annex accommodation comprise open plan living/dining/kitchen, large double bedroom and a shower room. A unique opportunity! EPC Pending

### **Main House:**

The main accommodation comprises entrance hall with stairs rising to the first floor. There is a guest WC. Double doors lead into the spacious living room.

The living room features an attractive marble fire place with a living flame gas fire inset. This room links to the garden lounge.

The kitchen/dining room features a bow bay window to the front elevation and is fitted with a modern range of wall and base level units with high gloss doors with work surfaces incorporating a sink with drainer and mixer tap. There is a double oven with electric hob and extractor hood. There is an integrated dish washer. This room also links to the garden lounge.

The Garden Lounge is a recent addition having been extended a few years ago, it's a lovely space which over looks the rear garden and features a roof lantern.

The utility room is fitted with further units and offers space for a an under counter appliance, there are work surfaces and an additional sink. A door leads onto the rear garden.

From the first floor landing there is a family bathroom which includes a corner bath, WC and a pedestal wash hand basin with ceramic tiled wall surrounds and floor.

There is a separate shower room which is fully tiled offering a good sized shower enclosure.

There are three bedrooms.

### **Annex Accommodation:**

Professionally installed by Booth Garden Studios, a reputable company specialising in garden rooms and annex's, based in Corby. This annex was installed during 2017.

The annex accommodation includes an open plan living/kitchen space, the kitchen is fitted with a range of wall and base level units with work surfaces incorporating a circular sink and an electric two ring electric hob and a built in oven.

The shower room includes a shower enclosure, WC and a wash hand basin set within a vanity unit.

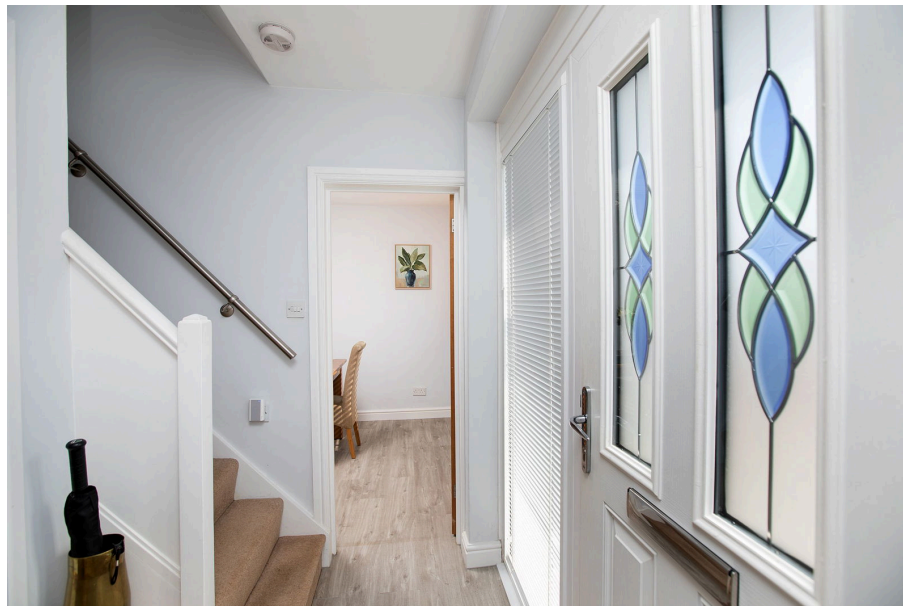
One double sized bedroom with side door access to the garden.







- Living Room 6.5m x 3.56m (21'4" x 11'8")
- Kitchen/Dining Room 8.28m x 2.41m (27'2" x 7'11")
- Garden Lounge 5.23m x 4.22m (17'2" x 13'10") Max
- Utility Room 1.88m x 1.83m (6'2" x 6'0")
- Bedroom One 4.42m x 3.2m (14'6" x 10'6")
- Bedroom Two 4.44m x 2.44m (14'7" x 8'0")
- Bedroom Three 2.87m x 2.44m (9'5" x 8'0")
- Bathroom 2.13m x 2.13m (7'0" x 7'0")
- Detached Annex- Living Room/Kitchen 4.52m x 4.67m (14'10" x 15'4")
- Detached Annex - Shower Room 2.67m x 1.32m (8'9" x 4'4")



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.

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