



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Skipton Close, Corby, Northamptonshire

£175,000

3 1 1



"Open Plan Dining"

This terrace house is located just a short distance from the town centre amenities and offers comfortable family accommodation comprising hall, utility, living room, there is a stylish kitchen which is open plan to the dining area. Upstairs there are three bedrooms a bathroom and a separate WC. Outside the plot offers a front garden and an enclosed garden to the rear.

This terrace property is situated just off Gainsborough Road and offers functional family accommodation.

The accommodation comprises entrance hall with stairs rising to the first floor landing.

There is a utility room with additional doors to the front elevation with understairs storage.

There is a living room which features a timber laminate floor.

The kitchen and dining room is open plan, the kitchen is fitted with a stylish range of wall and base level units with storage and drawers with work surfaces incorporating a sink with drainer and mixer tap. There is a built in wine rack and dishwasher. A door opens onto the rear garden.

From the first floor landing there is an airing cupboard.

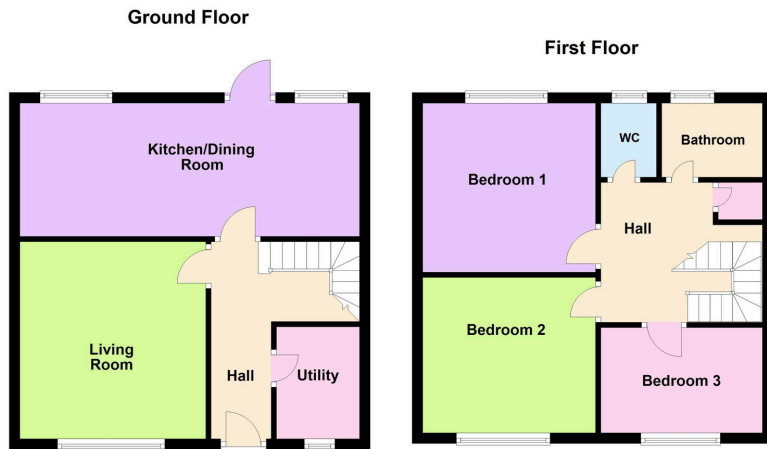
There is a bathroom which includes a side panel bath shower and screen with ceramic tiled wall surrounds. There is a wash hand basin set within a vintage vanity cabinet.

The property comes with three bedrooms.

Gas fired central heating system and uPVC double glazed windows.

Outside the plot comes with a garden to the front and an enclosed rear garden which is mainly laid to lawn, paved patio area and there is a useful timber storage shed.





Total area: approx. 80.5 sq. metres (866.7 sq. feet)

- Mid Terrace House
- Front and Rear Gardens
- Modern Fitted Kitchen
- Open Plan Kitchen/Diner
- Living Room
- Utility
- Three Bedrooms
- Bathroom and Separate WC
- Gas Central Heating System
- UPVC Double Glazed Windows



11/10/2024, 09:11 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
3 Skipton Close CORBY NN17 1NS	Energy rating C	Valid until: 9 October 2034
Certificate number: 6298-3802-0222-6494-3043		
Property type	Mid-terrace house	
Total floor area	83 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-requirements-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance).

<https://www.gov.uk/guidance/landlords-requirements-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>

Energy rating and score

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

[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 60

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Current: C (61.1) Potential: B (71.1)

<https://find-an-energy-certificate.service.gov.uk/energy-certificates/6298-3802-0222-6494-3043/print>

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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

