



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

Merlin Road, Corby, Northamptonshire, NN17 5AR

Guide Price £200,000

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## "A Happy Place"

Well located, well maintained and well priced! This smart terrace home is being offered for sale with a lovely interior, low maintenance rear garden and NO CHAIN. The property also benefits from solar panels which help to reduce the electricity costs and there is an allocated parking space to the rear. The accommodation comprises living room, utility area, guest WC and a modern kitchen/diner. Upstairs there is a bathroom and two double bedrooms both offering built in wardrobes.

This smart terrace property is being offered for sale with a well maintained, stylish interior ideal for a First Time Buyer or Investment purchase

The accommodation comprises lounge with stairs rising to the first floor, there is a useful understairs storage cupboard.

There is utility area which provides extra kitchen cupboards, both base and eye line with work surface and upstand.

Guest WC.

The kitchen/diner is rear facing with French doors opening onto the rear garden. The kitchen is fitted with a range of wall and base level units with work surfaces and upstands. there is a built in oven, gas hob and extractor hood.

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

There are two double bedrooms, both benefit from double built in wardrobes.

The property benefits from solar panels which help to reduce the electricity bill costs, uPVC double glazed windows and a gas fired central heating system.

### Room Measurements

**Lounge 4.14m x 3.73m (13'7" x 12'3") Max**

**Utility Area 2.13m x 1.19m (7'0" x 3'11")**

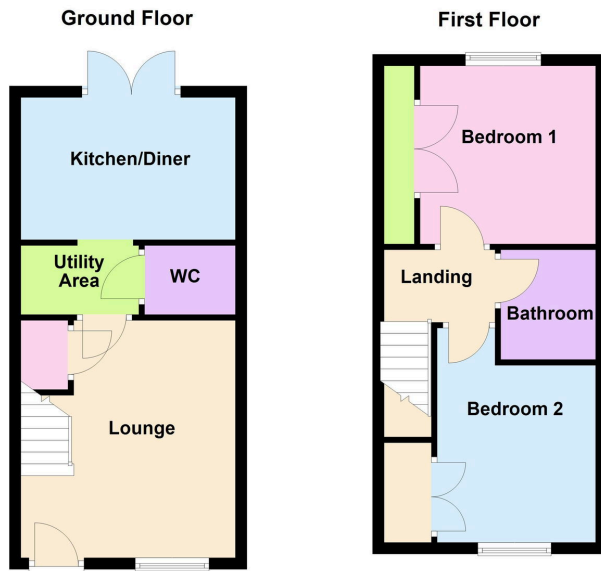
**Kitchen/Diner 3.73m x 2.46m (12'3" x 8'1")**

**Bathroom 1.88m x 1.68m (6'2" x 5'6")**

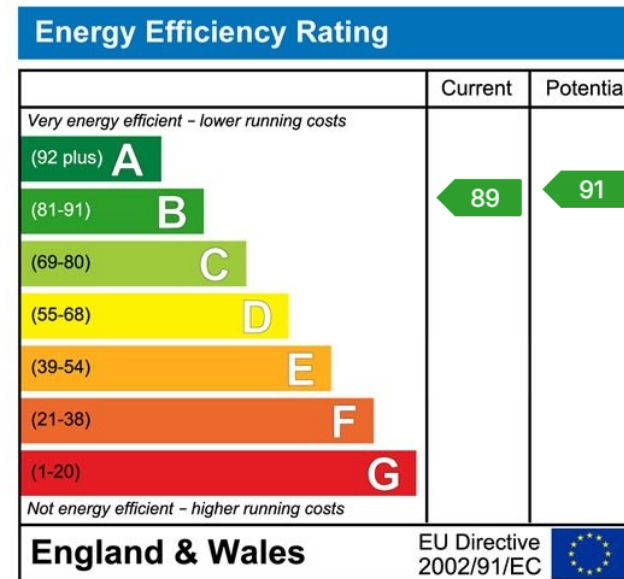
**Bedroom One 3.12m x 3.07m (10'3" x 10'1")**

**Bedroom Two 3.23m x 2.9m (10'7" x 9'6")**





- Stylish Terrace Home Situated within Priors Hall Park
- Solar Panels Which Reduce Electricity Costs
- Smart Bathroom
- Handy Utility Area and Guest WC
- Convenient for Local Shops and Amenities
- NO CHAIN
- Two Double Bedrooms with Wardrobes
- Kitchen/Diner with French Doors Leading to the Garden
- Allocated Park Space
- Low Maintenance Rear Garden



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

