



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Nelson Road, Corby, Northamptonshire, NN17 2RN

£247,500

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"Simply The Best!"

This end terrace house is much improved and has undergone many improvements as well as being extended to provide a generous sized ground floor living space, offering 1057 square foot of living space plus a garden studio! The accommodation comprises entrance area, open plan dining, utility cupboard, guest WC, living room which features a wood burning stove and there is a lovely kitchen/family room with bi-folds opening onto the rear garden. There are two double bedrooms with an en-suite to the master and a separate family shower room. Outside there is a smart driveway while the rear garden is attractively landscaped.

Situated within a popular residential area this end terrace house is conveniently located for the shops at Pytchley Court, Lodge Park school and leisure facilities.

This property provide a smart appearance with a modern resin block edge driveway and black replacement uPVC double glazed windows.

The ground floor has been extended to both the front and the rear with spacious accommodation comprising entrance hall area with stairs rising to the first floor landing, this area links to an open dining area, there is a Karndeane floor which extends through to the impressive kitchen/family room. There is also an understairs storage cupboard, utility cupboard which is shelved and has plumbing for a washing machine and a guest WC.

The kitchen/family room features a high vaulted ceiling and bi-fold doors which open onto the rear garden. There is a range of base units and an island unit with granite stone work surfaces, industrial style timber shelves and there is a floor standing range style cooker. There is access to the dining area and bifold doors leading to the living room.

The living room is front facing and features a wood burning stove, creating a cosy place to be.

From the first floor landing there is a shower room which includes a shower enclosure, WC and a wash hand basin set within a modern vanity unit.

There are two double sized bedrooms, the master benefits from a stylish shower enclosure and a wash hand basin.

Outside

The plot is attractively landscaped providing a resin block edged driveway, there is gated access to the rear garden which is mainly laid to lawn and a paved patio area with pergola. There is a good sized garden studio at the rear of the garden which has been used for entertaining and would also make an excellent home office.





- Dining Area 7.09m x 3.35m (23'3" x 11'0")
- Living Room 5.38m x 2.77m (17'8" x 9'1")
- Kitchen/Family Room 5.41m x 3.48m (17'9" x 11'5")
- Bedroom One 3.53m x 3.48m (11'7" x 11'5")
- Bedroom Two 3.53m x 2.51m (11'7" x 8'3")
- Shower Room 1.8m x 1.68m (5'11" x 5'6")
- Ensuite 2.49m x 1.75m (8'2" x 5'9")
- Garden Studio 5.59m x 3.48m (18'4" x 11'5")



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,
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