



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



Regal Close, Corby, Northamptonshire, NN17 1EZ

£375,000

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## "Contemporary Living"

This modern detached house is located within walking distance of Corby train station, town centre and also neighbours West Glebe park. The spacious accommodation is spread over three floors comprising entrance hall, living room, study, spacious kitchen/diner, utility room and a guest WC. From the first floor there is a family bathroom, four bedrooms one with an en-suite shower room while the top floor is dedicated to the master bedroom which also benefits from a shower room en-suite. Outside there is a rear garden and a driveway providing parking and access to the single garage.

### **Description:**

Built by Strata Homes circa 2012, this property is located on well positioned, small development which neighbours West Glebe Park, convenient for the train station and town centre amenities.

The deceptively large accommodation comprises, reception hall with stairs rising to the first floor landing, there is a guest WC situated off the hall.

There is a living room and a study/home office.

The generous sized kitchen/diner which is fitted with a range of wall and base level units with work surfaces incorporating a sink with drainer and mixer tap with ceramic tiled wall surrounds, there is an integrated dish washer, built in oven, gas hob and extractor hood. French doors open onto the rear garden.

The utility room also features fitted units with a work surfaces, there is space and plumbing for a washing machine and tumble dryer. A door opens onto the rear/side garden.

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

There are four double bedrooms on the first floor with bedroom two benefitting from a shower room en-suite.

Also from the first floor landing there is separate landing with stairs rising to the second floor which is dedicated to the master suite which is huge! There are two front facing windows and a rear facing Velux window. There is a shower room en-suite which includes a shower enclosure, WC and a wash hand basin set on a vanity unit. There is a Velux window to the rear.

Solar roof panel assist with reducing the utility costs.

Gas fired central heating system and uPVC double glazed windows.

### **Outside:**

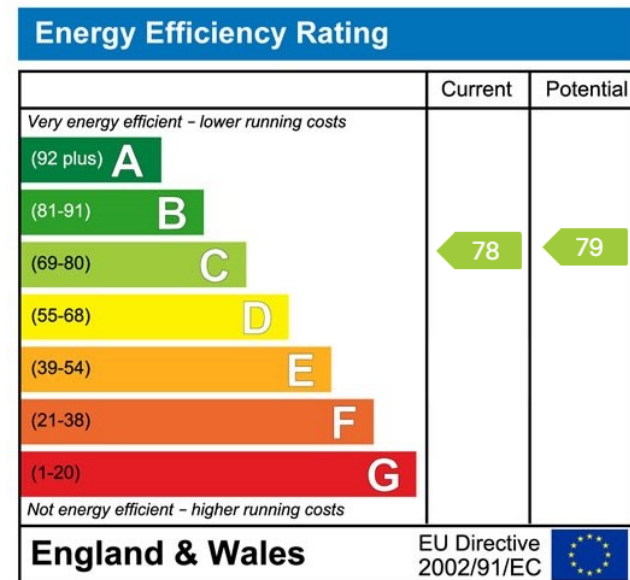
The front garden is mainly laid to lawn, there is a driveway which provide parking and access to the single garage. The rear garden faces south and is laid to lawn, there is a paved patio area which extends to the side where there is a hot tub situated with an electricity supply.







- Study 2.9m x 2.13m (9'6" x 7'0")
- Living Room 4.17m x 3.4m (13'8" x 11'2")
- Kitchen Diner 8.53m x 2.84m (28'0" x 9'4")
- Utility Room 1.93m x 1.88m (6'4" x 6'2")
- Bedroom Two 3.51m x 3.25m (11'6" x 10'8")
- Ensuite 2.64m x 2.03m (8'8" x 6'8")
- Bedroom Three 3.66m x 3.2m (12'0" x 10'6")
- Bedroom Four 2.9m x 2.9m (9'6" x 9'6")
- Bathroom 2.67m x 1.75m (8'9" x 5'9")
- Master Suite 6.1m x 5.38m (20'0" x 17'8")



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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