

13 Merlin Road
Priors Hall Park
Northamptonshire
NN17 5AR

£215,000

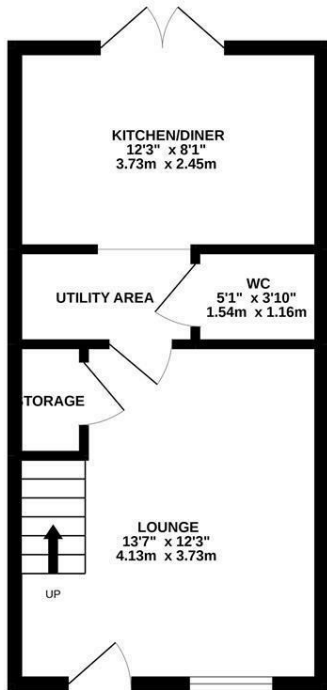


OSCAR JAMES

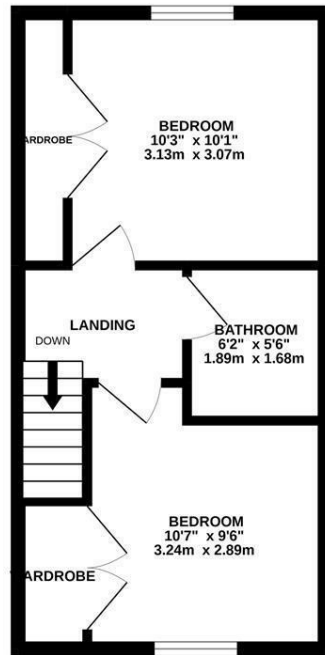
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FLOOR PLANS

GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA: 622 sq.ft. (57.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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AT A GLANCE...



Light & airy living room to front



Kitchen/diner to rear



Two double bedrooms



Family bathroom + GF WC



Landscaped rear garden



Off road parking



WHAT'S GREAT?

NO CHAIN! Perfect first time buy, or investment purchase! Oscar James are delighted to bring to the market this beautifully finished two-bedroom home, situated within the exclusive Priors Hall Park development.

The property is presented in immaculate condition, giving the 'move-in ready' feel, with a tasteful and stylish redecoration recently done by the current owners. From the moment you enter the front door there is a very homely feeling to this wonderful property.

The property is perfectly positioned close to an array of local amenities, shops including a Sainsbury's Local, Primary/Secondary School and an abundance of local play parks and green spaces to be enjoyed such as the nearby nature reserve.

The property features fitted solar panels, greatly helping reduce those energy bills too!

Upon entry you are greeted with a spacious lounge with window to the front aspect filling the

room with natural light and a large under-stairs storage cupboard. Leading from the lounge you are first welcomed by a handy utility area that is complimented opposite by the downstairs w/c. Following this is the modern kitchen/diner providing ample space for a dining table and French doors that open to the rear garden. There is a range of wall and base units providing plenty of storage options and an integrated hob/oven.

To the first floor are two double bedrooms both benefitting from fitted wardrobes. Along with a modern three-piece family bathroom.

The rear garden has been recently landscaped and re-worked by the current owners, to create a low maintenance and beautifully finished garden space to be enjoyed, which is perfect for outdoors entertaining.

Priors Hall Park is the perfect area for families looking to relocate, those looking for a scenic retreat, or simply anyone looking for a modern style of living.

Call Oscar James Corby on 01536 400 900 to book your viewing and to avoid disappointment!

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SELLER'S SECRET

It has been a great home for us, the area is fantastic with so many amenities and so much to do! It will make a great home for the new owners we're sure!



Why we like it....

offered with NO CHAIN, this lovely property has been beautifully finished inside by the current owners to create a stylish modern home which is ready to go!

To buy or not to buy....

OSCAR JAMES

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