CHRIS GEORGE
THE ESTATE AGENT

40 Grove Street, NN9 6DS
Guide price £290,000



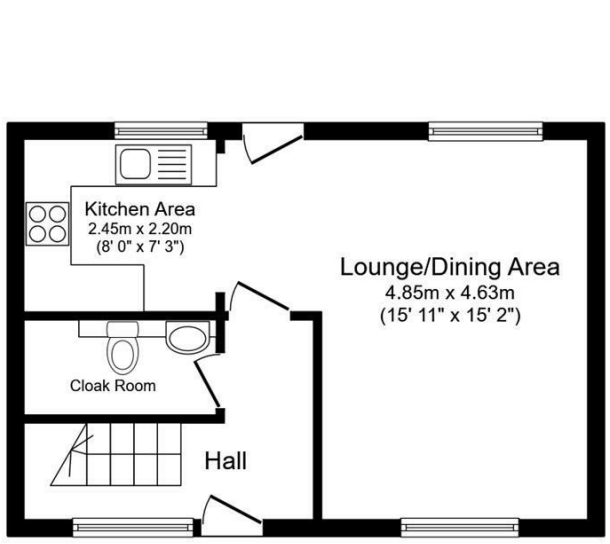
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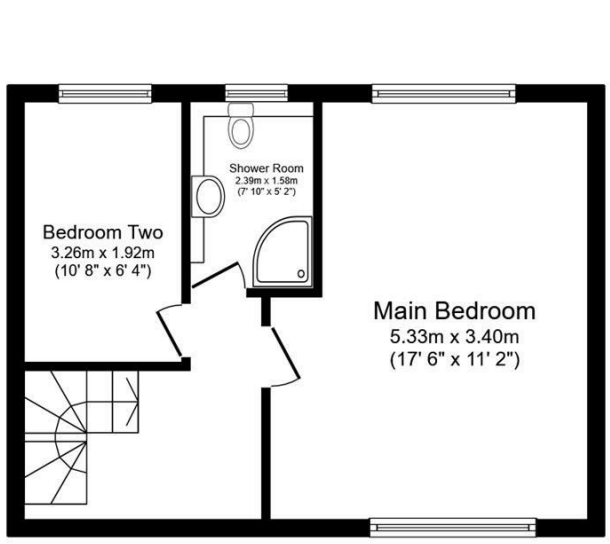
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NN14 4JH

Corby
1A SPENCER COURT
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Ground Floor



First Floor

Total floor area: 73.1 sq.m. (787 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Whilst every attempt has been made to ensure the accuracy of the floor plan and details 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 have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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A beautifully presented stone-built barn conversion, pleasantly positioned within a quiet enclave in the popular market town of Raunds, within easy reach of local shops, amenities and transport links. Benefits include double glazing, gas radiator central heating, an attractive modern fitted kitchen and bathroom, ample off-road parking and a beautifully landscaped, low-maintenance rear garden. The property is offered for sale in excellent decorative order throughout.

The property is entered via the entrance hall, with stairs rising to the first floor and access into the impressive open-plan living, dining and kitchen space.

The kitchen is attractively fitted with a modern range of base-level units, complemented by work surfaces and built in appliances, to include Gas Hob, electric oven, washer/dryer and fridge and freezer The open-plan design provides a generous and versatile living area and ample space for a dining table.

To the first floor are two bedrooms. The impressive master bedroom is a particularly attractive dual-aspect room featuring a vaulted ceiling, adding to the character and individuality of the property. The second bedroom is also well proportioned. The family bathroom is fitted with an attractive modern white three-piece suite.

Externally, the rear garden has been beautifully landscaped to provide a private, low-maintenance outside space, ideal for relaxing and entertaining. Further benefits include ample off-road parking to the rear of the property.

This unique stone-built home is offered for sale in excellent order throughout. Call now to arrange your viewing.

EPC RATING - T.B.C
COUNCIL TAX BAND - C

























Lounge / Dining Area
15'10" x 15'2" (4.85 x 4.63)

Kitchen
8'0" x 7'2" (2.45 x 2.20)

Master Bedroom
17'5" x 11'1" (5.33 x 3.4)

Bedroom 2
10'8" x 6'3" (3.26 x 1.92)

Shower Room
7'10" x 5'2" (2.39 x 1.58)