



**HENDERSON
CONNELLAN**
ESTATE AGENTS

49 Patrick Road, Corby, Northamptonshire, NN18 9NB
£250,000

3 1 1



"A Prime Property on Patrick!"

This superbly presented semi-detached house offers a deceptively spacious floor plan and offers a well presented modern interior, easy to maintain gardens as well as a single garage and a driveway. The accommodation comprises entrance hall, spacious living room with feature wall, oak floor and a modern, stylish fitted open plan kitchen/dining room. Upstairs from the airy landing there is a modern bathroom and there are three bedrooms. There is a lovely cherry blossom tree in the front garden and the rear offers a good degree of privacy. A standout family home!

Description:

Situated within a popular residential enclave from which the town centre amenities and local supermarkets are easily accessible.

The property has been much improved by the current owners over recent years, including modern uPVC double glazed windows, fully replastered interior and the current owners also installed a new kitchen and bathroom when they took ownership.

Well presented throughout the accommodation comprises entrance hall with cloak storage, and there is a feature ceramic tiled floor.

The living room is dual aspect with French doors leading onto the rear garden, and there is a feature wall and a smart oak panelled floor. Stairs rise to the first floor landing.

The kitchen/dining room is fitted with a stylish range of in-frame units with work surfaces incorporating a sink with drainer and mixer tap with ceramic tiled wall surrounds. There is a built-in double oven, induction hob and extractor hood. The room is dual aspect with a door leading to the rear garden. The is a hardwearing luxury vinyl tiled floor.

From the first floor landing there are three bedrooms with some excellent storage solutions.

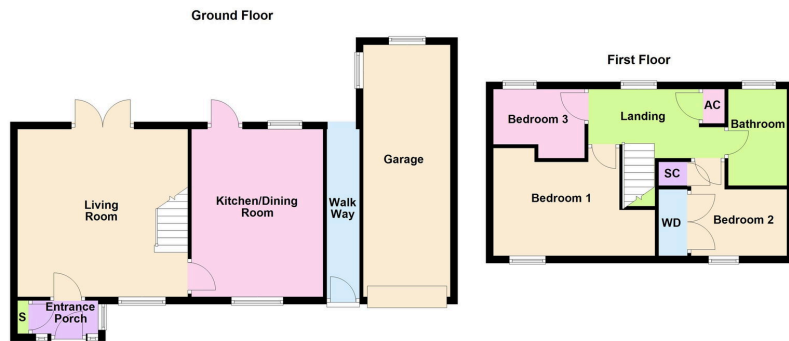
The family bathroom includes a side panel bath with shower and screen, there is a wash hand basin fitted within a vanity unit and WC with a concealed cistern, full ceramic tiled wall surrounds with a wall mounted mirror which is also illuminated.

The property benefits from uPVC double glazed windows and a gas fired central heating system.

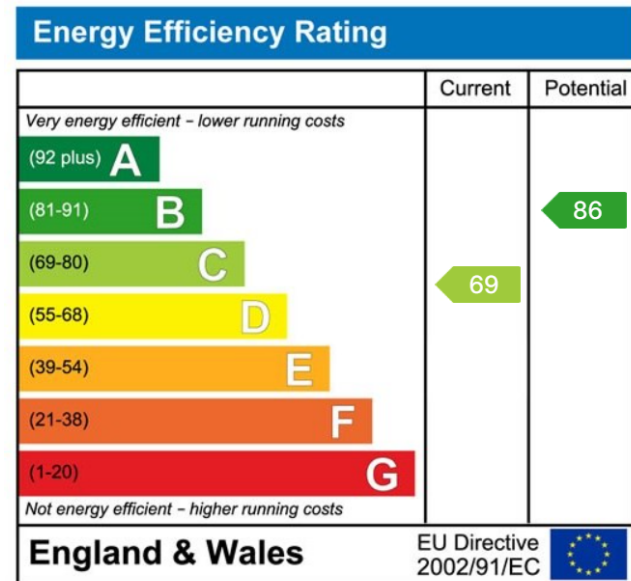
Outside:

The property comes with attractive gardens to both the front and rear. The front garden is retained by a brick wall and is mainly laid to lawn with some lovely planted borders and where a cherry blossom tree takes centre stage! The rear garden offers a good degree of privacy and has been landscaped for easy maintenance. There is a paved patio area, artificial lawn, small veggie patch and a greenhouse. The driveway provides parking for two cars and offers access to the single garage.





- Entrance Porch - 1.83m x 0.91m (6'0" x 3'0")
- Living Room - 4.7m x 4.62m (15'5" x 15'2")
- Kitchen/Dining Room - 4.57m x 3.63m (15'0" x 11'11")
- Bedroom One - 3.71m x 2.97m (12'2" x 9'9")
- Bedroom Two - 2.77m x 2.03m (9'1" x 6'8")
- Bedroom Three - 2.51m x 1.5m (8'3" x 4'11")
- Bathroom - 2.41m x 1.65m (7'11" x 5'5")
- Garage - 6.93m x 2.41m (22'9" x 7'11")



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

