



**HENDERSON
CONNELLAN**
ESTATE AGENTS

13 Birling Place, Corby, NN18 0LZ

Offers Over £200,000

3 1 2



"Outside Influence"

The outside space which comes with this end terrace property is impressive! The property occupies a corner plot with wrap around gardens to the rear and side elevations. The accommodation benefits from a ground floor extension and includes a hall, lounge/diner, second lounge/bedroom four, kitchen, utility and a guest WC. Upstairs there is a spacious bathroom and three bedrooms. The property is well located within the Beanfield area and is just a short walk from the local amenities. NO CHAIN.

Description:

Offering deceptive sized accommodation due to a ground floor extension, the property offers spacious and versatile living space.

Situated within the Beanfield area which offers local shops and schooling.

The accommodation comprises entrance hall with useful storage cupboard, understairs storage cupboard and stairs which rise to the first floor landing.

The lounge/diner is open plan and dual aspect with patio doors opening onto the rear garden.

There is a second reception room which could be a fourth bedroom, another lounge, office or home gym, there are French doors which open onto the rear/side garden.

The kitchen 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 a built in electric oven, gas hob and extractor hood. Ceramic tiled floor.

The utility room is fitted with a base unit with work surface incorporating a sink with drainer and mixer tap. There is space and plumbing for a washing machine and the floor is ceramic tiled.

Guest WC.

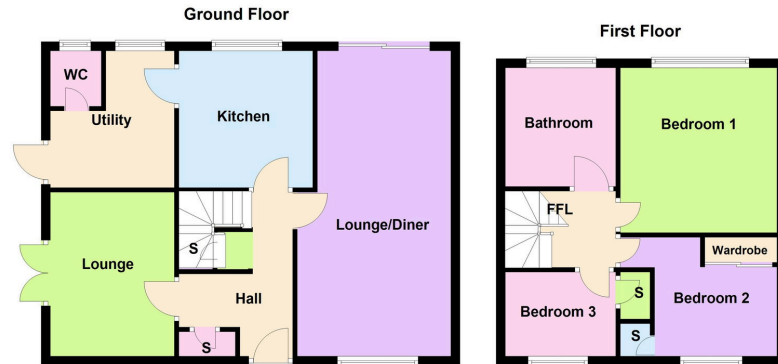
From the first floor landing there are three bedrooms and a generous sized family bathroom which includes a corner bath with shower over, WC and a pedestal wash hand basin with ceramic tiled wall surrounds.

Gas fired central heating system and uPVC double glazed windows.

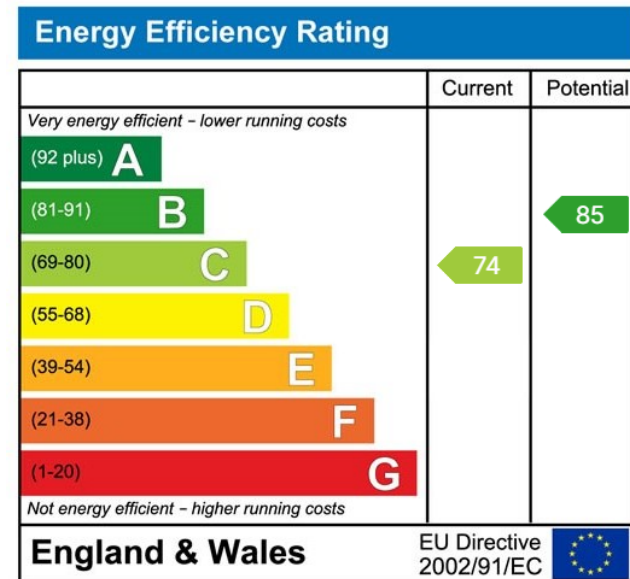
Outside:

The front garden is laid to lawn while the rear garden wraps around the side providing a good sized outdoor space. The garden is mainly laid to lawn and there is a useful storage shed.





- Lounge/Diner 6.68m x 3.35m • Kitchen 3.18m x 2.39m (10'5" x 7'10")
- Lounge 3.56m x 2.72m (11'8" x 8'11") • Utility Room 2.97m x 2.69m (9'9" x 8'10")
- Bedroom One 3.61m x 3.35m • Bedroom Two 3.18m x 2.87m (11'10" x 11'0") (10'5" x 9'5")
- Bedroom Three 2.74m x 2.18m (9'0" x 7'2") • Bathroom 2.59m x 2.41m (8'6" 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.

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