



**Because property is personal with...**

**Selsey Road, Corby**

**Belvoir**

**£179,000**



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## Key Features

- No Onward Chain
- Three Bedrooms
- Front & Rear Garden
- Close to Local Amenities
- Council Tax Band A
- EPC rating D
- Freehold







This well-presented three-bedroom semi-detached residence offers comfortable & practical living, ideal for families or first-time buyers. The ground floor features a spacious lounge/diner, providing a versatile area for both relaxation & entertaining, alongside a charming shaker-style kitchen. To the rear, a generous lobby area offers additional storage & convenient access to the rear garden.

To the first floor, the property comprises three well-proportioned bedrooms & a modern family bathroom fitted with an electric shower.

Externally, the home benefits from an attractive hedged frontage, predominantly laid to lawn, while the rear garden is also mainly laid to lawn & complemented by a variety of mature shrubs and trees, creating a pleasant outdoor space.

Offered to the market with no onward chain, this property presents an excellent opportunity for a smooth & straightforward purchase.

**Entrance Hall 1.94m x 1.2m (6'5" x 3'11")**

Double glazed door to front, double glazed window to front, tiled flooring, radiator, ceiling light.

**Lounge/Diner 6.12m x 3.62m (20'1" x 11'11")**

Double glazed windows to front & rear, two radiators, brick fireplace, laminate to flooring, ceiling light, TV point, Internet point.

**Kitchen 3.37m x 2.44m (11'1" x 8'0")**

Double glazed window to rear. Kitchen comprising of wall & base units, wood effect work surfaces over, freestanding cooker, stainless steel sink with drainer, space for washing machine, tiled splash backs, tiled flooring, ceiling light.

**Lobby 2.7m x 2.44m (8'11" x 8'0")**

Double glazed door opening onto garden, double glazed window to side, tiled flooring, ceiling light, radiator, storage cupboard.



**First Floor Landing**

Carpet to flooring, storage cupboard, loft access, ceiling light.

**Bedroom One 4.41m x 3.06m (14'6" x 10'0")**

Double glazed window to front, fitted wardrobes, carpet to flooring, ceiling light, radiator.

**Bedroom Two 3.74m x 2.93m (12'4" x 9'7")**

Double glazed window to rear, laminate to flooring, ceiling light, radiator.

**Bedroom Three 3.07m x 2.2m (10'1" x 7'2")**

Double glazed window to front, carpet to flooring, ceiling light, radiator.

**Bathroom 2.61m x 1.81m (8'7" x 5'11")**

Two double glazed windows to rear, paneled bath, electric shower over, low level WC, wash hand basin set into vanity unit, part tiled walls, tiled flooring, radiator, ceiling light.

**External**

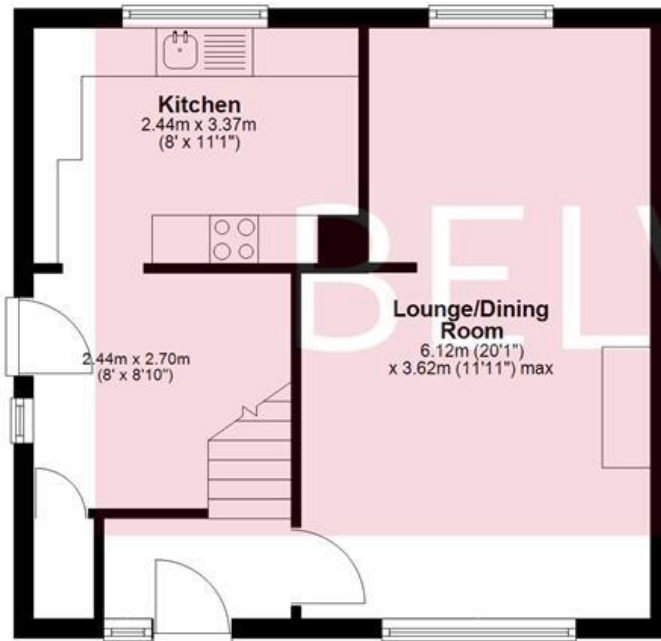
Front - Hedged frontage, mainly laid to lawn, path to front door & rear garden.

Rear - Enclosed rear garden, mainly laid to lawn, mix of mature shrubs & trees.

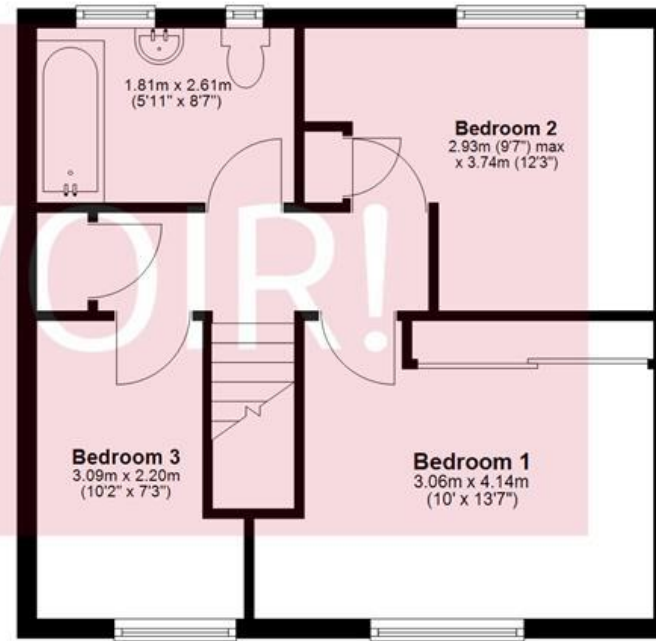
**Agents Notes**

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

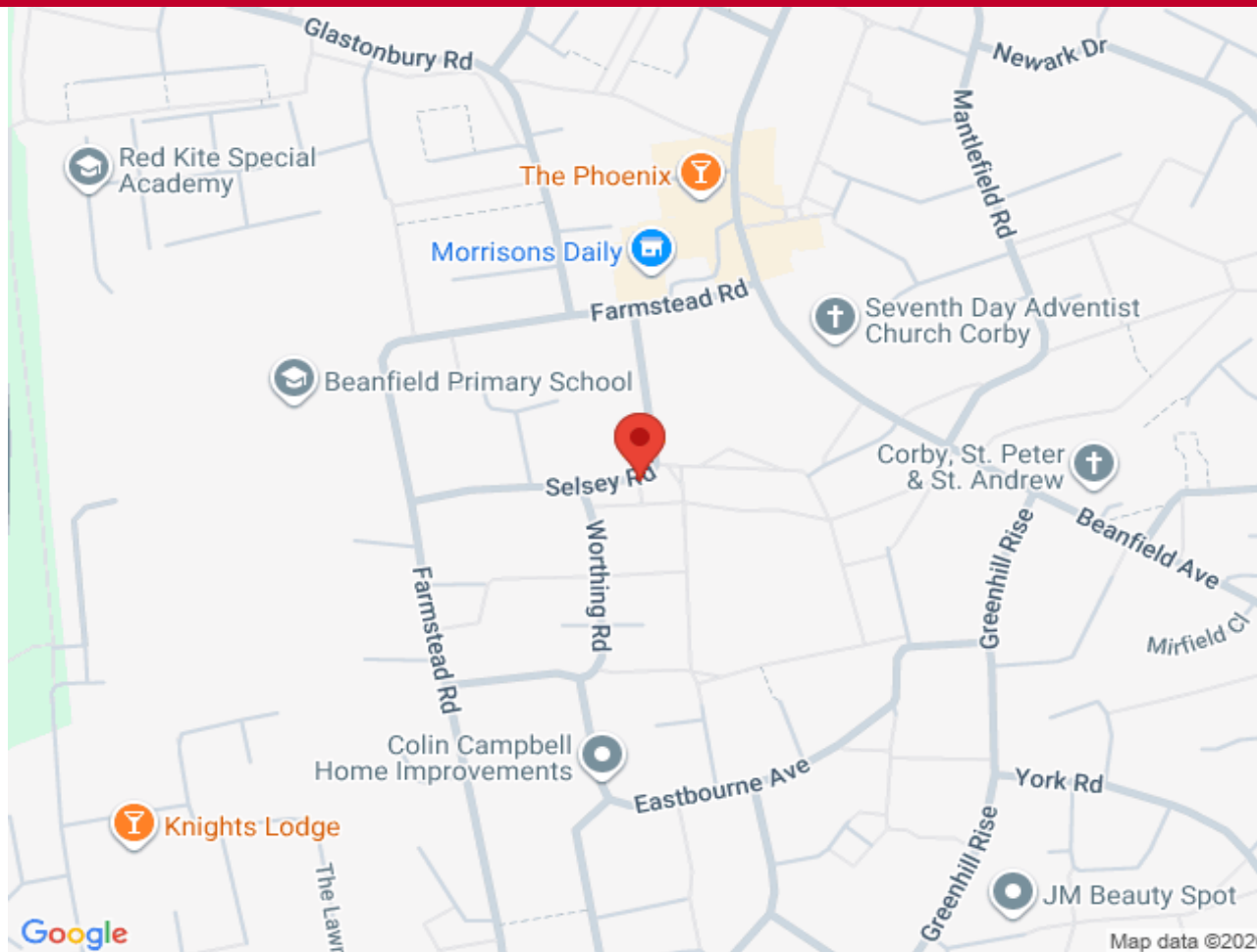
## Ground Floor



## First Floor



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.  
Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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