



Floorplan



Measurements

Living Room	16' 0" x 11' 0" (4.87m x 3.35m)
Kitchen/Dining Room	10' 5" x 15' 0" (3.17m x 4.57m)
WC	7' 0" x 3' 0" (2.13m x 0.91m)
Bedroom One	11' 0" Max x 9' 10" (3.35m x 2.99m)
En-suite	7' 1" x 4' 11" (2.16m x 1.50m)
Bedroom Two	9' 9" x 8' 0" (2.97m x 2.44m)
Bedroom Three	8' 5" x 6' 8" (2.56m x 2.03m)
Bathroom	6' 4" x 8' 0" (1.93m x 2.44m)



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“Sizable South West Facing Rear Garden!”





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This semi detached house is being offered for sale in standout condition and is well located within the newly developing Priors Hall area. The interior is modern and fresh with well balanced accommodation comprising entrance hall, guest WC, the living room features solid timber flooring, the kitchen/dining room is well equipped with a stylish range of units with French doors opening onto the rear garden. Upstairs there is a family bathroom and three bedrooms with an en suite to the master. A driveway provides parking and access to the single garage.

Property Highlights

Conveniently situated within Priors hall, this modern semi detached property is located just a short walk from the local Sainsbury's and retail quarter, community centre and the amphitheatre.

The well presented accommodation comprises entrance hall which leads to the guest WC.

The living room is airy and dual aspect with windows to the front and side elevations.

Stairs rise to the first floor landing and there is a useful under stair storage cupboard.

There is a smart timber laminate floor.

The kitchen/diner is open plan featuring patio doors which open onto the rear garden. There is a modern range of stylish wall and base level units with work surfaces incorporating a sink with drainer and mixer tap, built in oven, hob and extractor fan.

From the first floor landing there is an airing cupboard.

The family bathroom includes a side panel bath, WC and a pedestal wash hand basin with ceramic tiled wall surrounds.

There are three bedrooms with the main bedroom offering a generous sized wardrobe and an en suite which includes a shower enclosure, WC and a pedestal wash hand basin with ceramic tiled wall surrounds.

Gas fired central heating system.

Solar roof panels assist with reducing the utility charges.

Outside

The plot is well maintained and includes a driveway which provides parking space and access to the single garage. The rear garden faces south/west and is mainly laid to lawn and enclosed by timber fencing.

72 Merlin Road,
Corby,
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£230,000

