



**HENDERSON
CONNELLAN**
ESTATE AGENTS

86 Farmstead Road, Corby, NN18 0LH

£240,000

3 1 1



"Modern Comfort"

Ideally positioned within the well-served Beanfield area of Corby, this smartly presented semi-detached home offers well-planned accommodation, a generous plot and excellent parking provision. The property benefits from a deep frontage providing ample space for off-road parking, while to the rear is an enclosed garden offering a pleasant outdoor space to enjoy. Inside, the accommodation has been thoughtfully updated to provide a modern and welcoming home. The ground floor comprises an entrance hall, guest WC, spacious lounge/diner and a stylish fitted kitchen with the added convenience of a separate utility room. Upstairs, there are three well-proportioned bedrooms together with a family bathroom. Combining a smart modern interior with generous outside space and a convenient location, this is an appealing home that offers both practicality and comfort.

Description:

Well located within the Beanfield area this property is conveniently positioned for the main local amenities and Beanfield Primary School.

Offering a welcoming and modern interior, the accommodation comprises entrance hall with stairs rising to the first floor landing. There is a guest WC which also benefits from a storage cupboard.

The open plan kitchen/dining room is dual aspect and features a fireplace with a gas fire inset. Sliding patio doors open onto the rear garden. A practical timber laminate floor extends throughout the ground floor.

The kitchen is fitted with a smart range of Shaker style wall and base level units with work surfaces and upstands. There is a composite sink with drainer and mixer tap. There is a built in oven, microwave oven, electric hob, extractor fan and an integrated dishwasher.

The utility room offers a fitted base unit and there is plumbing and space for a washing machine.

From the utility room there is door access to the conservatory which offers extra living space and access onto the rear garden.

From the first floor landing there is a family bathroom which includes a side panel bath with shower and screen over, WC and a wash hand basin set upon a timber dressing table. There are ceramic tiled wall surround.

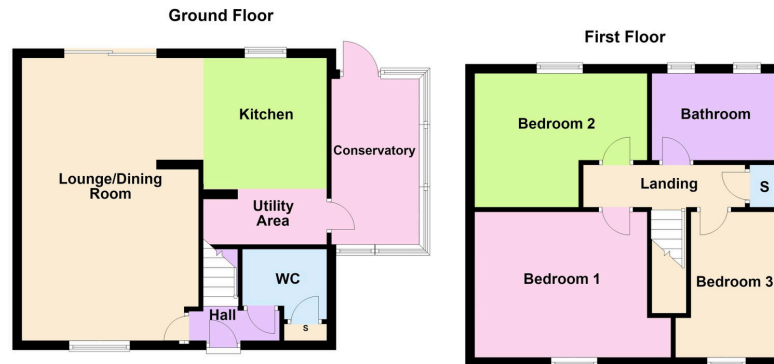
There are three bedrooms.

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

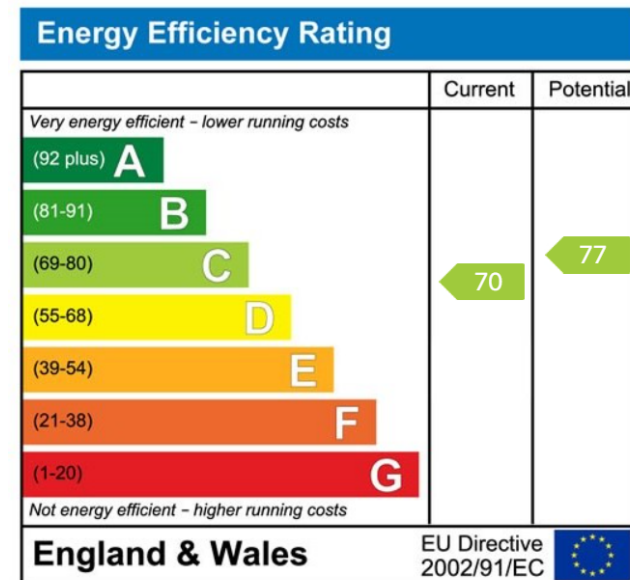
Outside:

The plot is a generous size offering a deep frontage which is mainly laid to lawn and benefits from a driveway which provides parking for three cars. The rear garden offers a paved patio area and a good size lawn. There are two useful timber storage sheds.





- Living/Dining Room 6.43m x 3.84m (21'1" x 12'7")
- Kitchen 2.74m x 2.74m (9'0" x 9'0")
- Utility Area 2.74m x 1.22m (9'0" x 4'0")
- Bedroom One 4.11m x 3.07m (13'6" x 10'1")
- Bedroom Two 3.73m x 2.9m (12'3" x 9'6") max
- Bedroom Three 3.12m x 2.01m (10'3" x 6'7")
- Bathroom 2.49m x 1.88m (8'2" x 6'2")



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