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Prestoe Close, Priors Hall, Corby

£215,000 Freehold

**BELVOIR!**

EPC Rating B. Council Tax B.



Located in the popular residential area of Priors Hall Park, this well-presented two double bedroom end-of-terrace home on Prestoe Close offers modern, neutral decor throughout and is ideal for first-time buyers, small families or investors alike.

The property benefits from a driveway parking space to the front and is accessed via a welcoming entrance hall. The ground floor accommodation comprises a convenient cloakroom, a spacious lounge/diner providing an excellent space for both relaxing and entertaining, and a well-appointed kitchen with ample storage and worktop space.

Upstairs, the property offers two generous double bedrooms and a contemporary family bathroom, all finished in tasteful neutral tones ready for a new owner to personalise.

Externally, the rear garden is mainly laid to lawn and fully enclosed with fencing, creating a private and secure outdoor space perfect for children, pets or summer gatherings.

Situated within the sought-after Priors Hall Park development, this attractive home combines comfort, practicality and location, making it a fantastic opportunity not to be missed.

### Entrance Hall

Double glazed front door, radiator, vinyl flooring, open plan kitchen, internal doors to central heating cupboard, cloakroom, living room.

### Cloakroom

1.59m x 0.81m (5'2" x 2'8")

Low level WC, wash hand basin, half tiled, radiator, vinyl flooring.

### Kitchen

2.68m x 1.92m (8'10" x 6'4")

Window to the front double glazed. Fitted kitchen with wall and base units, sink and drainer, work surfaces, electric oven, gas hob, cooker hood, plumbing for washing machine, fridge freezer space, vinyl flooring.





### Lounge/Diner

4.63m x 3.89m (15'2" x 12'10")

Window to the side double glazed, double glazed French doors to the rear with two side panels, two radiators, carpet flooring.

### First Floor Landing

Loft access. Doors to:

### Bedroom One

3.91m x 2.82m (12'10" x 9'4")

Two windows to the front double glazed, radiator, carpet flooring.

### Bedroom Two

3.9m x 2.98m (12'10" x 9'10")

Window to the rear double glazed, carpet flooring, built in wardrobe, radiator.

### Family Bathroom

1.84m x 1.87m (6'0" x 6'1")

Window to the side double glazed, radiator, shower over the bath with mixer taps, wash hand basin, vanity mirror, extractor fan, shaver point, low level WC, part tiled. Vinyl flooring.



### Outside

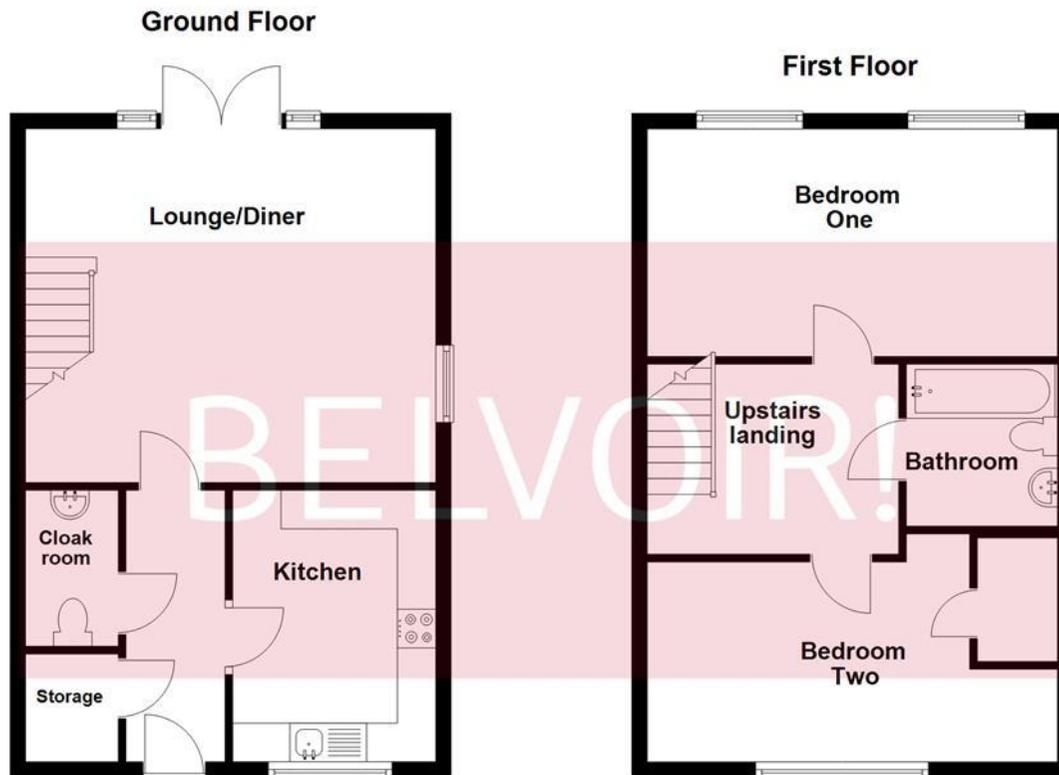
Front - Shrubs with driveway parking space.

Rear - Shed, grass, patio slabs with fencing enclosed.

### Agents Notes

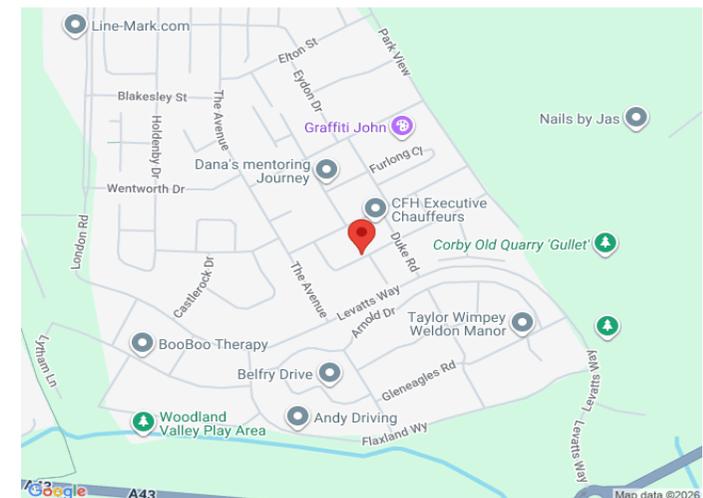
Development Charge £280.80 pa

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.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		97
(81-91)	<b>B</b>	83	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



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