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Kelvin Grove, Corby

£160,000 Freehold

BELVOIR!

EPC Rating D. Council Tax A.



Offered to the market with no onward chain, this two-bedroom property presents an excellent opportunity for buyers seeking a home they can modernise to create their perfect home. Requiring a degree of renovation throughout, the property offers well-proportioned accommodation with plenty of potential.

The ground floor comprises a welcoming living room positioned to the front elevation, featuring a charming fireplace alcove & attractive part-panelled walls. To the rear, the breakfast kitchen provides ample space for a dining table & enjoys direct access to the enclosed rear garden.

To the first floor are two bedrooms, with the principal bedroom benefiting from built-in storage & an original feature fireplace. A family bathroom completes the accommodation.

Externally, the property enjoys a lawned front garden, while the enclosed rear garden is predominantly laid to lawn, providing a pleasant outdoor space with scope for further landscaping.

Early viewing is recommended to appreciate the potential on offer.



Entrance Hall

Double glazed door to front, vinyl to flooring, radiator, ceiling light, stairs rising to first floor.

Living Room

3.99m x 3.64m (13'1" x 11'11")

Double glazed window to front, feature fireplace alcove, vinyl to flooring, radiator, ceiling light.

Breakfast Kitchen

4.84m x 2.46m (15'11" x 8'1")

Double glazed window to rear, double glazed door leading onto garden. Kitchen comprising of wall & base units, composite work surfaces over, electric oven, four ring halogen hob, cooker hood over, plastic bowl & half sink with drainer, space for two under counter appliances, vinyl to flooring, radiator, ceiling light.



First Floor Landing

Carpet to flooring, ceiling light, loft access.

Bedroom One

4.01m x 3.64m (13'2" x 11'11")

Double glazed window to front, feature fireplace, over stairs full height cupboard, storage cupboard housing boiler, carpet to flooring, ceiling light, radiator.

Bedroom Two

2.66m x 2.45m (8'8" x 8'0")

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

Bathroom

2.46m x 1.65m (8'1" x 5'5")

Double glazed window to rear, panel bath with telephone shower attachment, low level WC, pedestal wash hand basin, vinyl to flooring, ceiling light, part tiled walls.

External

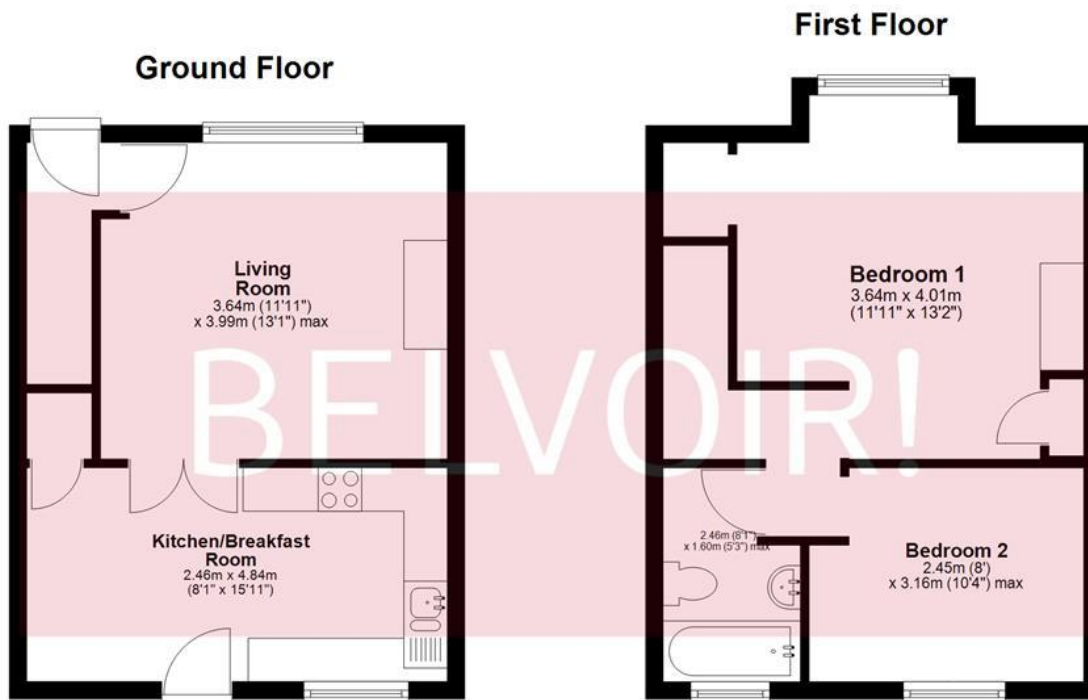
Front - Lawned frontage, slabbed path leading to front door.

Rear - Enclosed rear garden, mainly laid to lawn.

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.

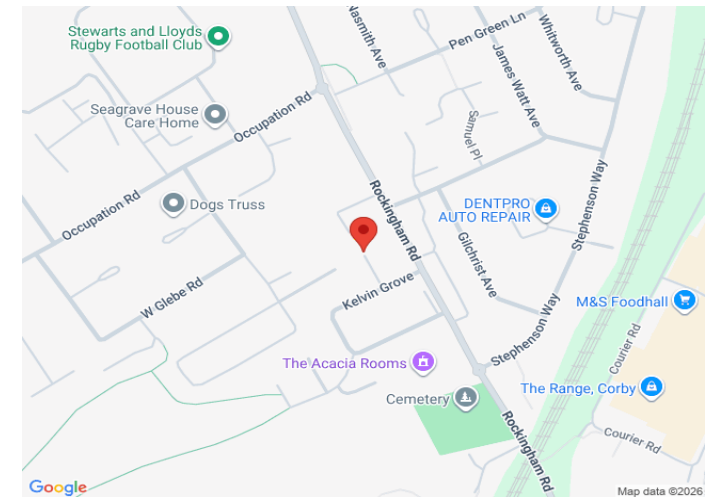




We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us 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+) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



Contact us today to arrange a viewing...

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