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Shrubfield Grove, Corby

BELVOIR!

Offers over £250,000



Key Features

- Three Bedrooms
- Two Reception Rooms
- Carport & Parking
- Outbuilding/Garden Bar
- Lloyds Area
- Close to Amenities
- EPC rating E
- Council Tax B
- Freehold





Set within the ever-popular Lloyds Estate, this beautifully presented three-bedroom semi-detached residence offers a wonderful blend of character, charm, & modern living, all thoughtfully created by the current owner.

The accommodation begins with a spacious living room featuring a charming log burner, creating a warm & inviting focal point. A separate dining room benefits from French doors opening directly onto the garden, ideal for both everyday living and entertaining. The fully fitted Shaker-style kitchen offers a range of integrated appliances, an induction hob, & useful full-height storage, combining style with practicality.

The ground floor further enjoys a generous double bedroom & a classic bathroom complete with a claw-foot bathtub, adding to the home's period appeal. To the first floor are two further well-proportioned bedrooms.

Externally, the property continues to impress. The block-paved frontage provides off-road parking for several vehicles, with the added benefit of a car port to the rear. The original garage has been converted into a fully insulated bar, complemented by rope-fenced decking & set within a delightful private south-facing garden. Additional features include a pergola & decking area accessible from both the dining room & ground-floor bedroom, creating multiple spaces to relax and entertain.

A home full of character & warmth, this property must be viewed to fully appreciate the quality & lifestyle on offer.

Entrance Hall

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

Kitchen 3.73m x 2.95m (12'2" x 9'8")

Double glazed window to side, wall & base units, full height units, wood effect work surfaces over, eye level double oven, Siemens induction four ring hob, cooker hood over, bowl & half stainless steel sink with drainer, integrated fridge freezer, integrated washer/dryer, down lights, modern vertical radiator, Karndean flooring, under stairs cupboard.

Inner lobby

Karndean flooring, ceiling light.

Living Room 5.47m x 3.24m (17'11" x 10'7")

Double glazed window to front. Log burner with oak lintel & granite surround, carpet to flooring, ceiling light, sealed door which could provide access to entrance hall, TV point, Internet point.



Dining Room 2.66m x 2.44m (8'8" x 8'0")

Double glazed French doors leading to garden, ceiling light, radiator.

Bedroom Two 4.19m x 3.32m (13'8" x 10'11")

Double glazed window to rear, double glazed French doors, high ceiling, carpet to flooring, radiator, ceiling light.

Bathroom 2.47m x 2.21m (8'1" x 7'4")

Double glazed window to side. Claw foot freestanding bath, electric shower over, low level WC, pedestal wash hand basin, part tiled walls, extractor fan, down lights, picture niche, Karndean flooring.

First Floor Landing

Double glazed to side, carpet to flooring, storage cupboard.

Bedroom One 5.49m x 3.31m (18'0" x 10'11")

Double glazed windows to front & rear, carpet to flooring, ceiling light, radiator.

Bedroom Three 3.41m x 3.1m (11'2" x 10'2")

Double glazed windows to side, carpet to flooring, ceiling light, radiator, airing cupboard.

Outbuilding 7.15m x 2.65m (23'6" x 8'8")

Windows to garden, insulated building, tiki style bar, wall lights, ceiling lights, storage to front.

External

Front - Block paved frontage providing off road parking, vehicles access to side,

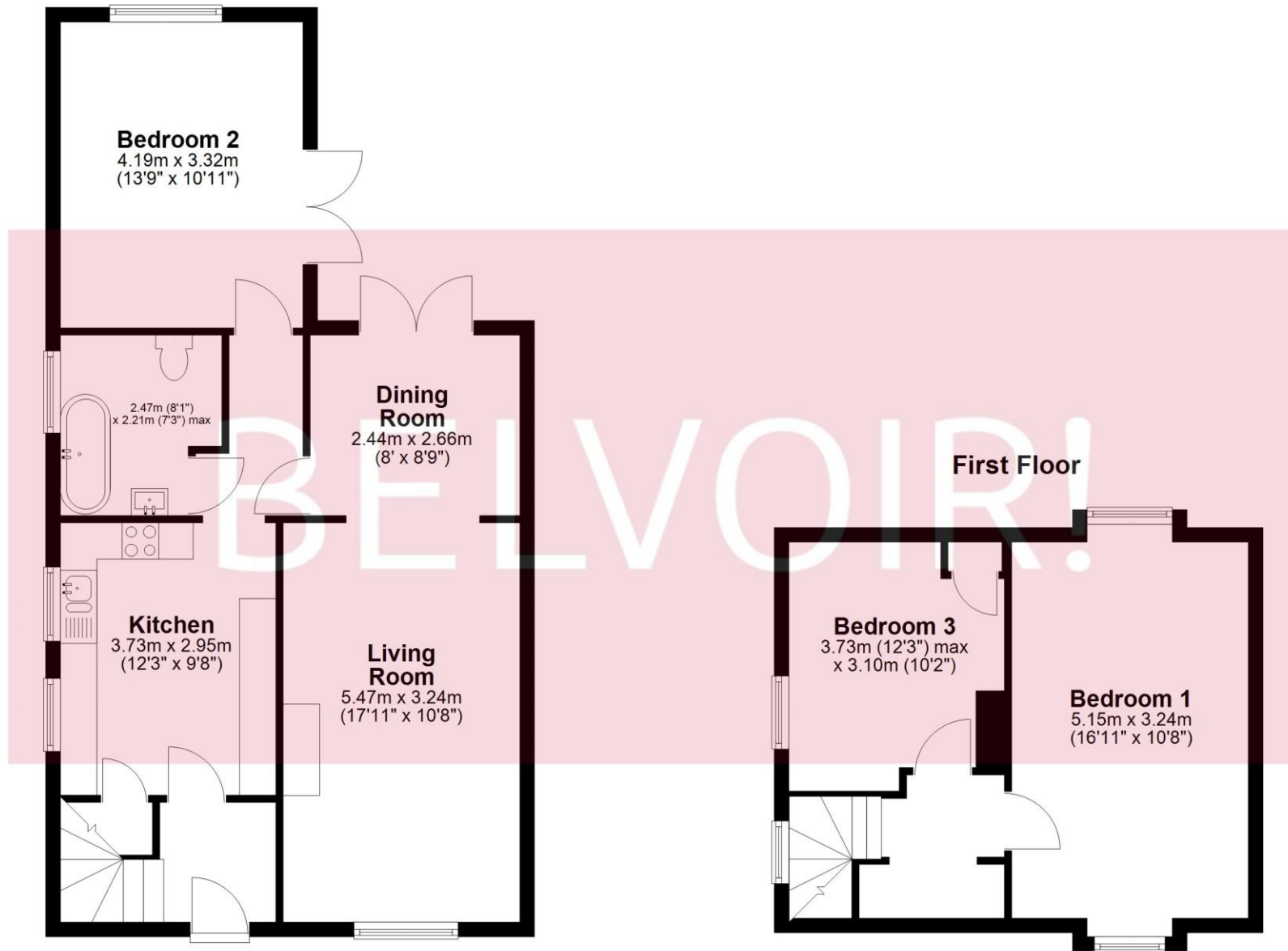
Rear - Carport, access to garden, mainly laid to lawn, roped fenced decking, pergola, mixture of mature shrubs & trees, south facing garden.

Agents Notes

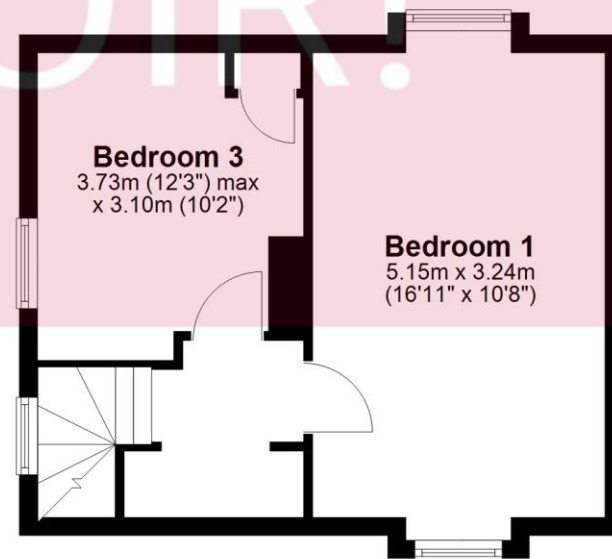
Conservation area.
Neighbouring right of way.

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

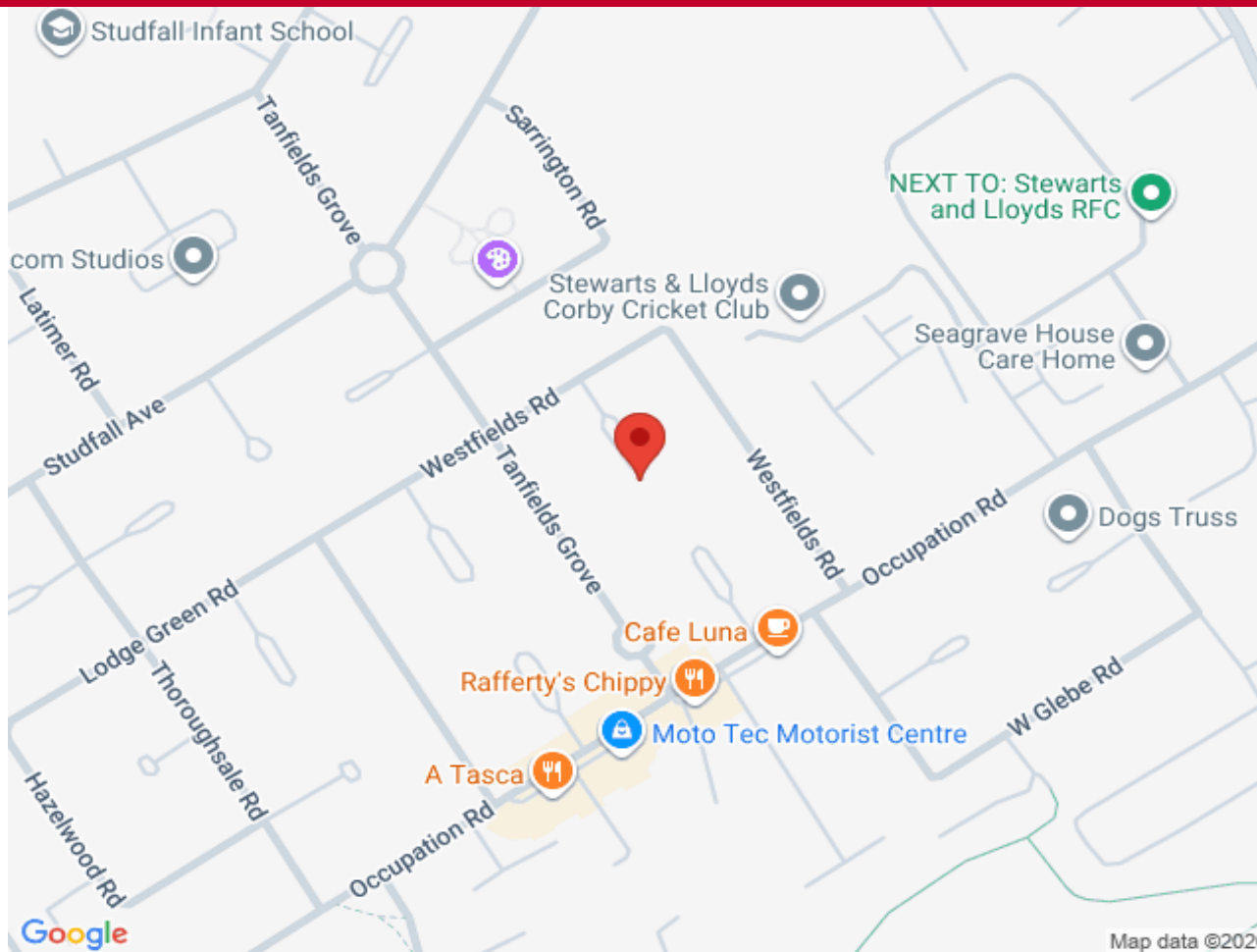


First Floor



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.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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