



Irving Grove, Corby NN17 2BL

welcome to

Irving Grove, Corby

Charming two bedroom extended semi-detached home on Irving Grove.



Entrance Hall

Entry via composite front door leading to downstairs WC, shower room and external door to outside.

Cloakroom

Double glazed window to side, WC, wash hand basin and radiator.

Lounge

11' into recess x 16' 3" (3.35m into recess x 4.95m)
Double glazed window to front aspect with double doors through to kitchen, laminate floor and radiator.

Kitchen/Diner

19' 10" x 9' (6.05m x 2.74m)
Wall and base units, sliding patio doors to rear, one and half bowl sink drainer, tiled floor, double glazed window to rear and further door leading to outside space.

Landing

Doors to both bedrooms, laminate floor and loft hatch.

Bedroom One

16' 4" x 11' 1" max (4.98m x 3.38m max)
Double glazed window to both front and rear aspects, laminate floor and radiator.

Bedroom Two

10' max x 10' 2" (3.05m max x 3.10m)
Two double glazed windows to side aspect, laminate floor and radiator.

Shower Room Downstairs

Obscure double glazed window to side, walk in shower cubicle, wash hand basin, WC, built in cupboard, tiled floor.

Externally**Front**

Driveway parking, brick wall and lawn area.

Rear Garden

Mainly laid to lawn with patio seating area, enclosed fencing and vegetable patch.



view this property online williamhbrown.co.uk/Property/COR112908



welcome to

Irving Grove, Corby

- Two bedrooms
- Semi detached
- Extended living space
- Off road parking
- Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£210,000



view this property online williamhbrown.co.uk/Property/COR112908

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
COR112908 - 0006



Please note the marker reflects the postcode not the actual property

 william h brown



01536 267418



corby@williamhbrown.co.uk



61A Corporation Street, CORBY,
Northamptonshire, NN17 1NQ



williamhbrown.co.uk