



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

11 Moriston Close, Corby, Northamptonshire, NN17 2DJ

£200,000

3 1 1



"Primed to be Enjoyed!"

This well presented town house is being offered for sale with a fresh interior providing comfortable family accommodation over three floors. The ground floor accommodation comprises entrance hall, guest WC and a fitted kitchen/dining room. The versatile first floor accommodation includes a living room, bedroom three and the family bathroom, while the top floor landing leads to two double sized bedrooms. The rear garden is well maintained and there is a driveway and a single garage. Although the property is in nice condition it offers strong potential as an investment opportunity.

**Description:**

This spacious town house is well located within the Shire area and is being offered for sale with NO CHAIN. The property benefits from a brand new roof which was installed in April 2026 and comes with a 10-year workmanship guarantee/20year manufacturers warranty provided by LD Roofing Services Ltd, covering defects arising from installation. The accommodation is well presented offering a light and airy interior. On the ground floor there is an entrance hall with access gained via a composite door. Stairs rise to the first floor landing and there is a guest WC. The kitchen/dining room is fitted with a modern range of wall and base level units with work surfaces incorporating a sink with drainer with mixer tap. There is a built in oven, hob and extractor hood. A door provides access onto the rear garden.

From the first floor landing there is a lounge, bedroom three with a deep wardrobe built in and the family bathroom which includes a side panel bath with mixer shower, WC and a pedestal wash hand basin with ceramic tiled wall surrounds.

From the second floor landing there is useful built in storage, a ceiling light well provides extra natural light to flood the space. There are two double sized bedrooms on this floor both benefitting from deep built in wardrobes/storage. The property benefits from a gas fired central heating system and uPVC double glazed windows.

**Outside:**

The property offers a well maintained plot with a driveway providing parking and access to the single garage. There is a neat gravelled area. The rear garden is enclosed featuring a neat lawn and patio area. There is also a useful brick built store.

**Room Measurements:**

Hall - 1.83m x 4.34m (6'0" x 14'3")

Garage - 2.41m x 4.34m (7'11" x 14'3")

Kitchen/Diner - 4.29m x 2.74m (14'1" x 9'0")

Living Room - 4.32m x 3.35m (14'2" x 11'0")

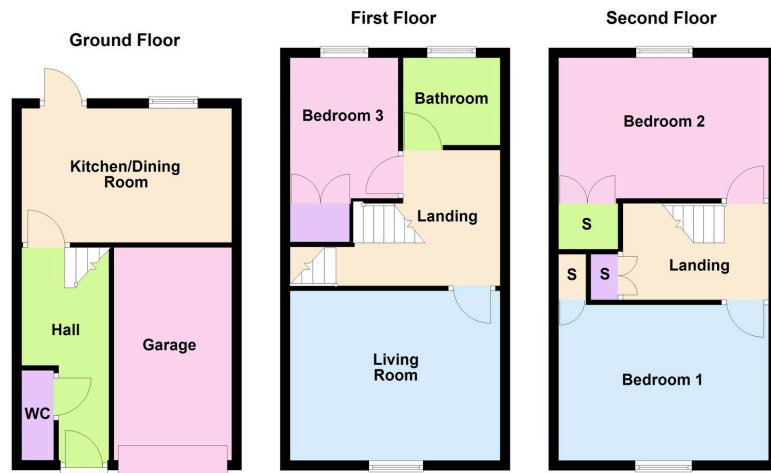
Bedroom Three - 2.21m x 2.87m (7'3" x 9'5")

Bathroom - 1.96m x 1.93m (6'5" x 6'4")

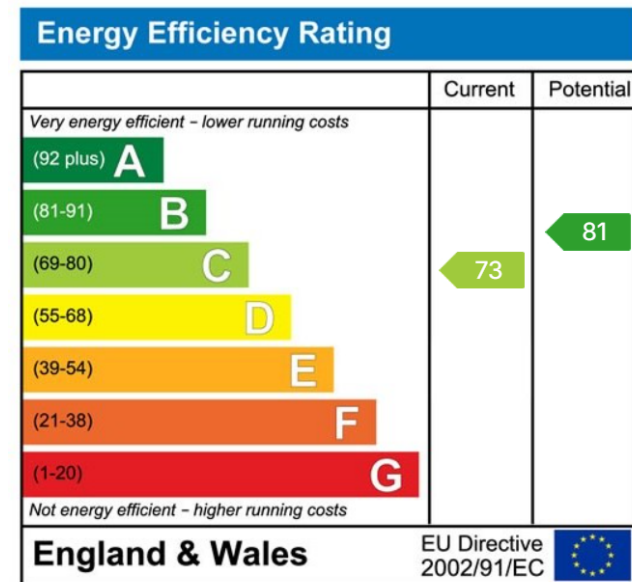
Bedroom One - 4.32m x 3.38m (14'2" x 11'1")

Bedroom Two - 4.32m x 2.9m (14'2" x 9'6")





- Brand New Roof April 2026
- Located within the Shire Area of Corby
- Three Bedrooms
- Driveway and Single Garage
- Stylish Kitchen
- Enclosed Rear Garden
- EPC Rating C
- No Chain
- Gas Central Heating and uPVC Double Glazing
- Council Tax Band A



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

10 Spencer Court, Corby, Northamptonshire, NN17 1NU

