

Holdenby Drive, Corby

STUART CHARLES
ESTATE AGENTS

Offers in excess of £250,000

Offered for sale with NO ONWARD CHAIN is this beautifully presented THREE BEDROOM semi-detached family home, pleasantly positioned within the highly sought-after Priors Hall Park development. Offering modern and well-proportioned accommodation throughout, the property would make an ideal purchase for first-time buyers, families or investment purchasers.

The accommodation comprises a welcoming entrance hall with stairs rising to the first floor and access to a convenient cloakroom/W.C. A spacious lounge provides an excellent area for relaxing and entertaining, while to the rear is a modern open-plan kitchen/dining room with a range of fitted units, generous worktop space and ample room for a dining table. French doors open directly onto the rear garden, creating a bright and sociable living space.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. Bedroom two is a generous double, while bedroom three is a good-sized single and would also make an ideal nursery or home office. A modern three-piece family bathroom completes the accommodation.

Outside, the property enjoys an enclosed rear garden with gated side access, featuring a patio seating area leading onto a laid lawn, providing an ideal space for outdoor entertaining and family enjoyment.



- NO CHAIN
- OPEN PLAN KITCHEN/DINER
- THREE BEDROOMS
- CLOSE TO PRIMARY AND SECONDARY SCHOOLS
- CLOSE TO MAIN BUS LINKS
- INTEGRATED WHITE GOODS
- GUEST W.C & EN-SUITE
- OFF ROAD PARKING FOR TWO/THREE VEHICLES
- CLOSE TO SHOPPING AREA
- CLOSE TO GREEN SPACES AND PLAY AREAS



Entrance Hall
Entered via a double glazed door, radiator, stairs rising to first floor, doors to:

W.C
Fitted to comprise a two piece suite consisting of a low level pedestal, low level wash hand basin, radiator.

Lounge
15'1 x 10'6 (4.60m x 3.20m)
Double glazed window to front elevation, radiator, multimedia point.

Kitchen/Diner
17'5 x 9'10 (5.31m x 3.00m)
Fitted to comprise a range of base and eye level units with a one and a half bowl steel sink and drainer, gas hob with extractor, double electric oven, integrated fridge/freezer, integrated











washing machine, integrated dishwasher, radiator, under stairs storage cupboard, double glazed French doors to and window to rear elevation.

First Floor Landing

Stairs rising from ground floor, storage cupboard, loft access, doors to:

Bedroom One

10'1 x 9'3 (3.07m x 2.82m)
Double glazed window to front elevation, radiator, built in wardrobes.















En-Suite
8'0 x 4'1 (2.44m x 1.24m)
Fitted to comprise a three piece suite consisting of a double shower cubicle, low level wash hand basin, low level pedestal, low level wash hand basin, radiator.

Bedroom Two
9'8 x 8'11 (2.95m x 2.72m)
Double glazed window to rear elevation, radiator.

Bedroom Three
8'6 x 7'2 (2.59m x 2.18m)
Double glazed window to rear elevation, radiator.











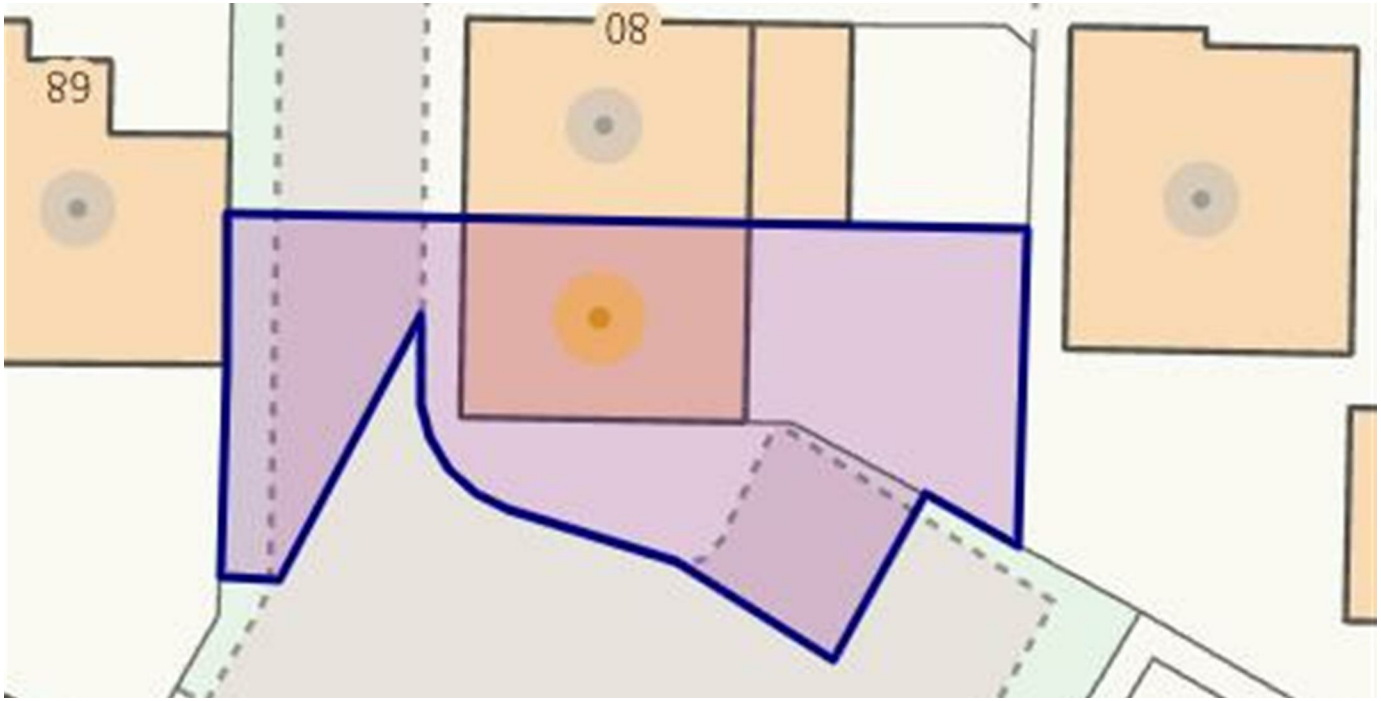



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Bathroom
6'7 x 5'10 (2.01m x 1.78m)
Fitted to comprise a three piece suite consisting of a panel bath with mains feed shower over and mix shower, low level pedestal, low level wash hand basin, radiator, double glazed window to front elevation.

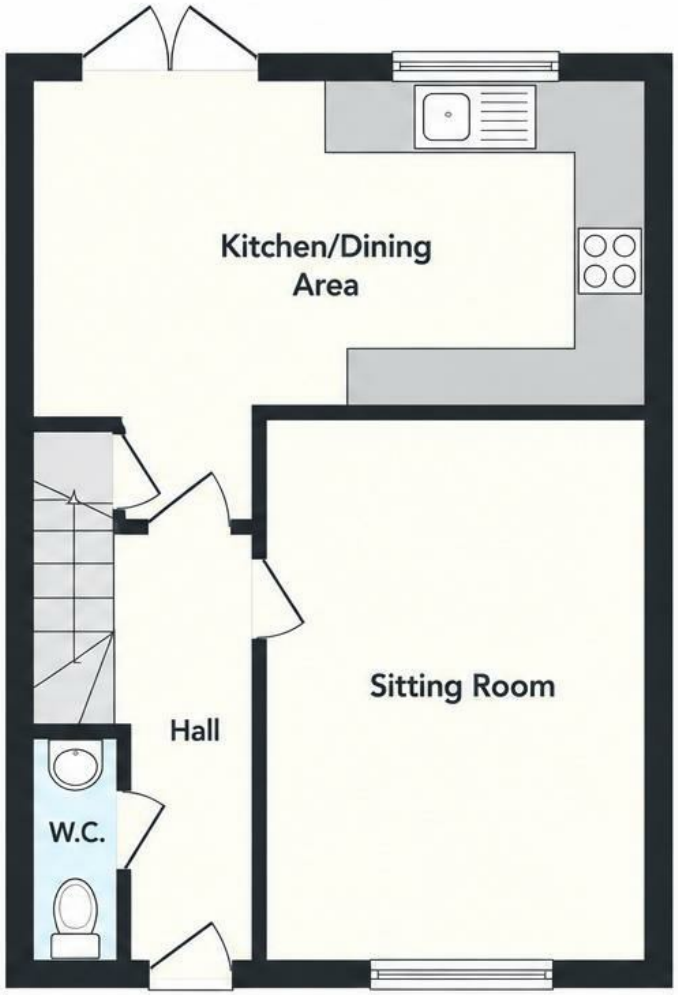
Outside
Front: A low maintenance gravel area leads from the front to the side and to two off road parking spaces and rear access.

Rear: A patio area leads onto a laid lawn and a raised decking area, gated side access leads to the allocated parking spaces.



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GROUND FLOOR



FIRST FLOOR



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This floor plan is for illustrative purposes only.
All measurements are approximate and not to scale.

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