



**Connells**

Post Office Close  
Corby



## Property Description

Situated in the Old Village of Corby is this three bedroom family home. The property is spread over three floors which offers generous living space, kitchen/diner with separate utility room, three double bedrooms, family bathroom and rear low maintenance rear garden. The property is perfect situated close to many local amenities including local shops, shopping complex, and primary school, along with the easy access to Corby Train Station and Town Centre.

On entering the property you are greeted by the entrance hall which houses the stairs to the first floor and an under stair storage cupboard. The kitchen / diner is to the rear of property allowing generous space for entertaining and enjoying family meals. The kitchen benefits from a separate utility room, perfect for modern living. The ground floor is complete by a convenient cloakroom.

The first floor offers a substantial lounge area which is flooded with natural light due to windows to the rear and side, a perfect space to relax of an evening. Bedroom three is located to the front of this floor and is a good size double bedroom.

The further two bedrooms are to the second floor and positioned to the rear of the property, both of which are double bedrooms with the bedroom two boasting a built in wardrobe. The family bathroom is to the front of the property.

Externally of the property is an established

garden which is low maintenance.

## Ground Floor

### Entrance Hall

Door to the front, storage cupboard, stairs to the first floor.

### Kitchen / Diner

18' 4" x 12' 6" ( 5.59m x 3.81m )

Windows to the rear and side, external door to the side, a range of wall and base units with rolled edge work surfaces, breakfast bar, sink drainer with mixer tap, space for cooker, cooker hood, tiled splash back.

### Utility Room

7' 7" x 5' 7" ( 2.31m x 1.70m )

External door to the side.

### Cloakroom

Window to the front, wash hand basin, low level WC.

## First Floor

### Landing

Window to the front.

### Lounge

17' 9" x 13' 1" ( 5.41m x 3.99m )

Windows to the rear and side.

### Bedroom Three

9' 2" x 7' 7" ( 2.79m x 2.31m )

Windows to the front and side.

## Second Floor

### Landing

Window to the front, storage cupboard.

### Bedroom One

13' 1" x 9' 6" ( 3.99m x 2.90m )

Window to the side.

### Bedroom Two

13' 1" x 7' 7" ( 3.99m x 2.31m )

Window to the side, built in wardrobe.

### Bathroom

Window to the front, bath with mixer tap and shower attachment, wash hand basin, low level WC.

## Externally

### Rear Garden

Enclosed by timber fencing with gated pedestrian access, patio area, established shrubbery.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: C Council Tax  
 Band: A

Tenure: Freehold

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Property Ref: OKV307472 - 0009