



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

5 Lilford Place, Priors Hall Park, Corby, Northamptonshire, NN17 5ED

£375,000

🛏️ 4 🚿 2 🛋️ 2



## "Stylish and Spacious"

Situated in a prime spot overlooking a dedicated green space which is also convenient for the immediate local amenities including the Sainsbury's Local, this semi detached property is being offered for sale with a smart interior and benefits from a spacious ground floor extension which really opens up the living space. The accommodation comprises entrance hall, guest WC, living room, kitchen/diner and a family room which overlooks the rear garden. The first floor offers the master bedroom with dressing area and en-suite and another double bedroom while the top floor offers two further double bedrooms and the family bathroom. There is an attractive garden and a single garage with parking for two cars.

### **Description:**

Featuring a classic façade with a retained railed frontage which looks over a pretty green space which neighbours the community amphitheatre and play area, this property is located within the heart of Priors Hall and is conveniently placed for the local amenities.

The interior offers a smart well presented living space and with the extended ground floor the living space is connected and well balanced.

The accommodation comprises entrance hall with stairs rising to the first floor landing, there is a guest WC from which a storage cupboard can be accesses.

The kitchen/diner is fitted with a range of wall and base level units with acrylic work surfaces and wall upstands incorporating a sink with drainer and mixer tap. There is a built in electric oven, hob and extractor hood while there is also an integrated range of appliances including a fridge, freezer, washing machine and a dishwasher. The kitchen is open and links to the extended family room which features French doors opening onto the rear garden. The living room is well presented and also links to the Family room.

From the first floor landing you can access bedroom four which is a double sized, dual aspect bedroom and also bedroom one which has a dressing area, two double fitted wardrobes and a shower room en-suite.

From the second floor landing there is the family bathroom which has been recently refitted to include a floor standing shaped bath with a floor mounted filler tap, modern wash hand basin and WC set within a concealed unit. There is also a feature wall with acoustic panelling.

There are two further double sized bedrooms on the second floor. Gas fired central heating and uPVC double glazed windows.

### **Outside:**

There is a railed frontage with decorative slate and a driveway with provides tandem parking for two cars with access to the single garage. The rear garden has been landscaped for low maintenance with artificial turf and a paved patio area with timber pergola. There is a side personnel door to the garage which has converted into a useable space, the current owners use it as a gym, the walls and ceiling have been insulated, plastered and painted. The space could be utilised as an office or work space or indeed a garage!





- Living Room 4.72m x 2.84m (15'6" x 9'4")
- Family Room 6.76m x 2.74m (22'2" x 9'0")
- En-suite 1.98m x 1.93m (6'6" x 6'4") max
- Bedroom Three 4.72m x 2.84m (15'6" x 9'4")
- Bathroom 1.98m x 1.93m (6'6" x 6'4")
- Kitchen/Diner 4.72m x 3.1m (15'6" x 10'2")
- Bedroom One 3.15m x 3.05m (10'4" x 10'0")
- Bedroom Two 4.72m x 3.1m (15'6" x 10'2")
- Bedroom Four 4.72m x 2.84m (15'6" x 9'4")



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

