



3  1  2 

Holdenby Drive, Corby

£255,000 Freehold

BELVOIR!

EPC Rating B. Council Tax C.



Offered to the market with no onward chain, this modern three-bedroom semi-detached residence situated within the highly sought-after Priors Hall Park development & provides well-presented accommodation ideal for first-time buyers, growing families, or investors alike.

The ground floor comprises a welcoming entrance hall, spacious living room filled with natural light & stylish breakfast kitchen fitted with a range of contemporary high-gloss units & ample space for dining. A convenient downstairs cloakroom completes the ground floor accommodation.

To the first floor, there are three well-proportioned bedrooms. The principal bedroom benefits from built-in wardrobes & a modern en-suite shower room featuring a double shower enclosure. The remaining bedrooms are served by a contemporary family bathroom, while the third bedroom has been enhanced with attractive modern wood panelling to one feature wall, creating a stylish & versatile space.

Externally, the property enjoys an enclosed rear garden, predominantly laid to lawn with a decked seating area, providing the perfect setting for outdoor entertaining & relaxation. The home further benefits from allocated parking for two vehicles.

Combining modern living with a desirable location, this excellent home is ready for immediate occupation and is offered for sale with no onward chain.



Entrance Hall

Double glazed door to front, vinyl to flooring, ceiling light, radiator.

Cloakroom

1.88m x 0.98m (6'2" x 3'2")

Low level WC, pedestal wash hand basin, vinyl to flooring, ceiling light, radiator.

Living Room

4.72m x 3.29m (15'6" x 10'10")

Double glazed window to front, ceiling light, radiator, TV point, Internet point set into media centre, vinyl to flooring, radiator.

Breakfast Kitchen

5.41m x 3.08m (17'8" x 10'1")

Double glazed French doors opening onto rear garden, double glazed window to rear. Kitchen comprising of wall & base high gloss units, stone effect composite work surfaces over, integrated fridge/freezer, integrated washer dryer, electric double oven, four ring gas hob, cooker hood over, stainless steel bowl & half sink with drainer, storage cupboard, vinyl to flooring, down lights, radiator.

First Floor Landing

Airing cupboard, carpet to flooring, radiator, ceiling light.



Bedroom One

3.17m x 2.91m (10'5" x 9'6")

Double glazed window to front, built in wardrobes, carpet to flooring, ceiling light, radiator, TV point, Internet point.

En-Suite

2.54m x 2.02m (8'4" x 6'7")

Double shower enclosure, low level WC, pedestal wash hand basin, extractor fan, ceiling light, radiator, vinyl to flooring, part tiled walls.

Bedroom Two

3.4m x 3.04m (11'2" x 10'0")

Double glazed window to rear, carpet to flooring, ceiling light, radiator.

Bedroom Three

2.68m x 2.29m (8'10" x 7'6")

Double glazed window to rear, part wood paneled walls, carpet to flooring, ceiling light, radiator.

Bathroom

2.13m x 1.86m (7'0" x 6'1")

Double glazed window to front, panel bath with mixer tap, telephone style shower attachment, mains shower over, low level WC, pedestal wash hand basin, heated towel rail, extractor fan, down lights, vinyl to flooring, part tiled walls.

External

Front - Gravel frontage & side, leading to allocated parking for two vehicles, access to rear garden.

Rear - Mainly laid to lawn, mature borders, wooden shed, raised decking with rope trim.

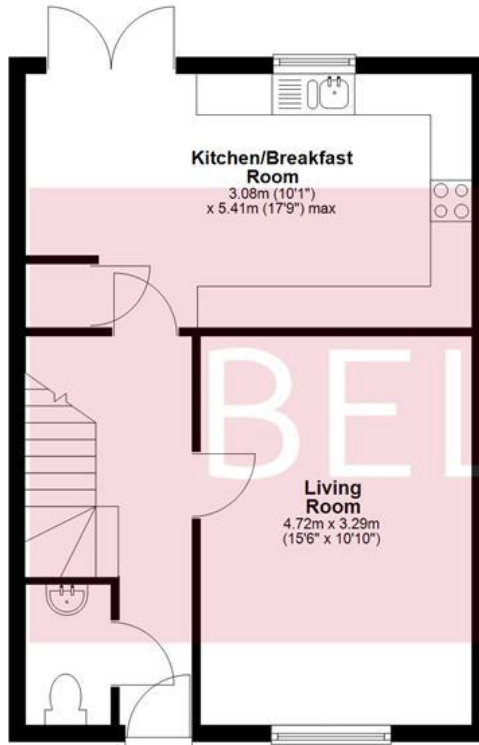
Agent Notes

Development Charge £280.80 pa

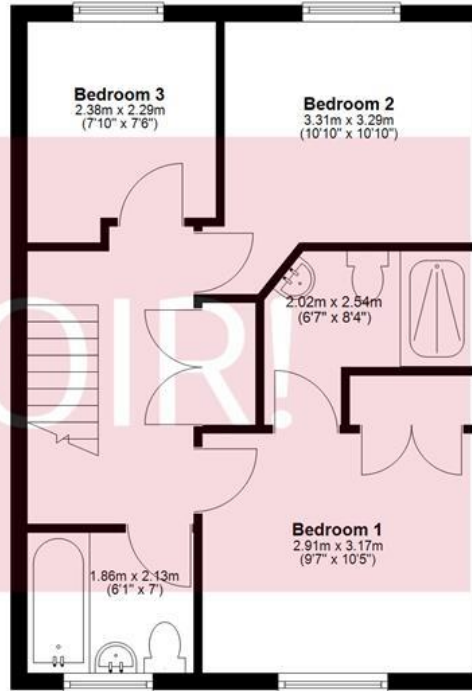
Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Ground Floor



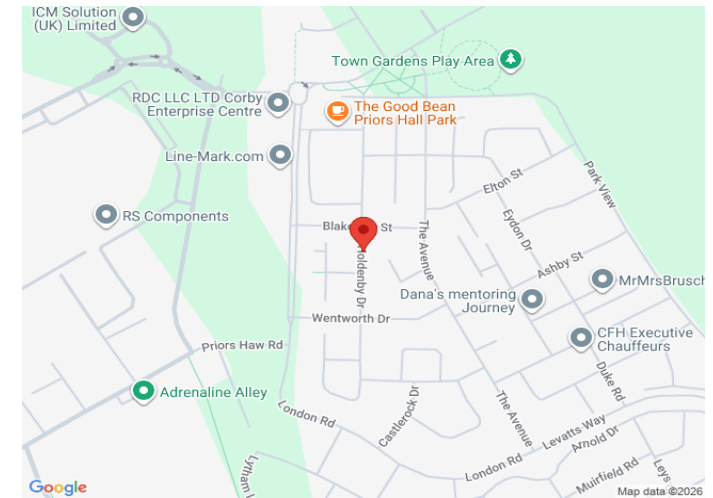
First Floor



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Contact us today to arrange a viewing...

BELVOIR!