



Sulgrave Drive , Corby NN17 2PD

- NEWLY FITTED KITCHEN AND BATHROOM
- GUEST W.C. AND STORAGE ROOM
- POTENTIAL TO EXTEND STPP
- NEWLY FITTED COMBI BOILER AND UPDATED ELECTRICS
- WALKING DISTANCE TO CORBY TOWN CENTRE AND THOROUGHSALE WOODS
- THREE RECEPTION ROOMS
- LANDSCAPED REAR GARDEN
- DRIVEWAY AND GARAGE
- MINERAL PLASTERED WALLS THROUGHOUT
- WALKING DISTANCE TO SEVERAL SCHOOLS AND MEDICAL CENTRES

Offers in excess of £244,950 Freehold





Location

Entrance Porch

Entered via double glazed front door, stairs rising to first floor landing, radiator, under stairs storage, doors to;

Kitchen

10'2" x 9'10"

Fitted to comprise a range of base and eye level units, composite sink and drainer, electric oven with gas hob and extractor overhead, space for washing machine, space for freestanding American fridge/freezer, pantry cupboard, wall mounted combi boiler, double glazed window to rear elevation, double glazed door to side elevation.

Lounge

13'8" x 10'5"

TV point, telephone point, radiator, double glazed window to front elevation.



CONSERVATORY

12'0" x 8'3"

Double glazed windows to all sides, double glazed French doors to rear elevation.

Dining Room

10'5" x 10'4"

Radiator, double glazed patio doors to conservatory.



Guest W.C.

Fitted to comprise of a low level pedestal, double glazed window to rear elevation.

First Floor Landing

Airing cupboard, double glazed window to side elevation, doors to;

Bedroom One

14'2" x 8'7"

Radiator, cupboard, double glazed window to rear elevation

Bedroom Two

10'11" x 10'2"

Radiator, cupboard, double glazed window to front elevation



Bedroom Three

9'6" (max) x 8'0" (max)

Radiator, double glazed window to front elevation

Bathroom

Fitted to comprise of a three piece suite consisting of a low level pedestal, low level hand wash basin, panel bath with overhead system shower, ladder radiator, double glazed window to rear elevation,

Garage

18'0" x 10'2"

Up and over door, newly fitted roof, window to rear elevation.

Outside

FRONT - A driveway leads to the garage entrance, low maintenance laid lawn is enclosed to all sides by timber fencing.

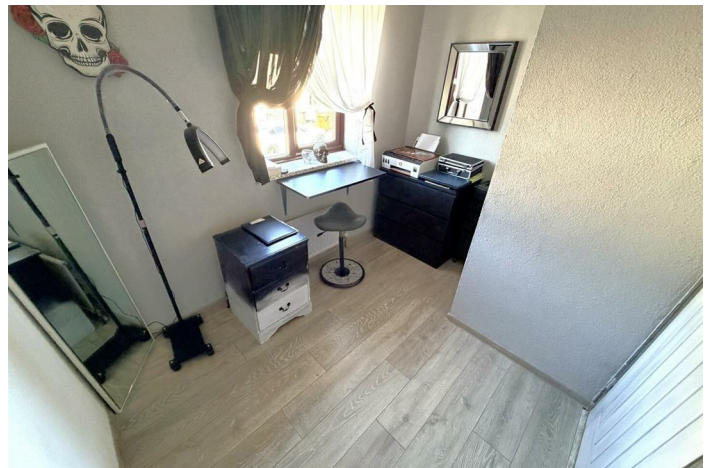
REAR - A landscaped garden consisting of a block paved patio which leads to a laid lawn with mature shrubbery, enclosed by timber fencing to all sides.

Store Room

11'6" x 5'2"







Local Authority **North Northamptonshire**
Council Tax Band **A**
EPC Rating



Ground Floor

Approx. 85.3 sq. metres (918.2 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.4 sq. feet)



Oleon Estate Agents Office

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