



**Irving Grove, Corby NN17 2BL**

**welcome to**

## **Irving Grove, Corby**

Charming two bedroom extended semi-detached home on Irving Grove.

### **Entrance Hall**

Entry via composite front door leading to downstairs WC, shower room and external door to outside.

### **Cloakroom**

Double glazed window to side, WC, wash hand basin and radiator.

### **Lounge**

11' into recess x 16' 3" ( 3.35m into recess x 4.95m )

Double glazed window to front aspect with double doors through to kitchen, laminate floor and radiator.

### **Kitchen/Diner**

19' 10" x 9' ( 6.05m x 2.74m )

Wall and base units, sliding patio doors to rear, one and half bowl sink drainer, tiled floor, double glazed window to rear and further door leading to outside space.

### **Landing**

Doors to both bedrooms, laminate floor and loft hatch.

### **Bedroom One**

16' 4" x 11' 1" max ( 4.98m x 3.38m max )

Double glazed window to both front and rear aspects, laminate floor and radiator.

### **Bedroom Two**

10' max x 10' 2" ( 3.05m max x 3.10m )

Two double glazed windows to side aspect, laminate floor and radiator.

### **Shower Room Downstairs**

Obscure double glazed window to side, walk in shower cubicle, wash hand basin, WC, built in cupboard, tiled floor.



## Externally

### Front

Driveway parking, brick wall and lawn area.

### Rear Garden

Mainly laid to lawn with patio seating area, enclosed fencing and vegetable patch.



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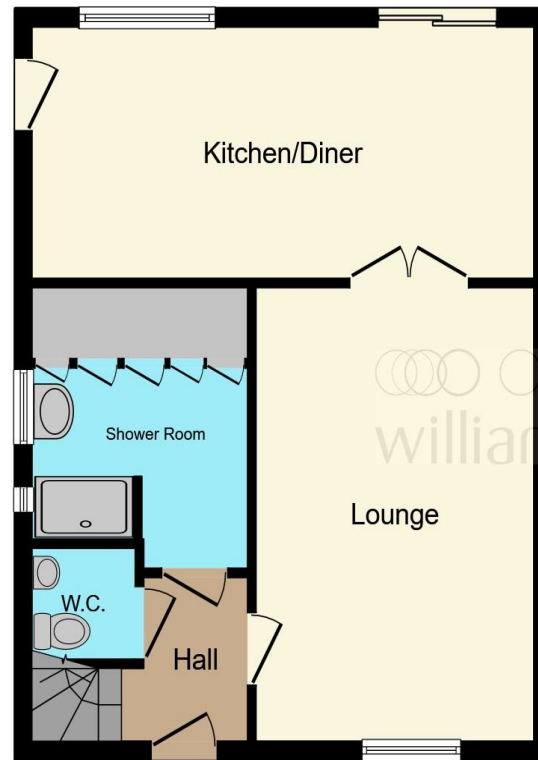
welcome to

## Irving Grove, Corby

- Two bedrooms
- Semi detached
- Extended living space
- Off road parking
- Garage

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

**£200,000**



Ground Floor



First Floor

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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