



2  1  1 

Gainsborough Road, Corby

£168,000 Freehold

BELVOIR!

EPC Rating D. Council Tax A.



This end of terrace home offers two spacious double bedrooms, a family bathroom, and a bright living/dining room which is ideal for both relaxing and entertaining. The kitchen provides ample worktop space, along with a convenient utility area and useful understairs storage.

Situated on a corner plot, the property benefits from a private front garden and a generous wraparound garden extending to the side and rear, complete with a large patio area—perfect for outdoor dining and socialising.

An excellent opportunity for first time buyers or investors. This home is within walking distance of Corby Town Centre and is ideally located close to schools and a range of local amenities.

Entrance Hall

UPVC door to the front, stairs rising to the first floor, internal door into living area.

Lounge/Dining Room

5.5m x 3.2m (18'0" x 10'6")

Windows to the front and rear, fireplace and surround, laminate flooring, two radiators.

Kitchen

5.5m x 2.9m (18'0" x 9'6")

A range of wall and base units with work surfaces over and splashback tiling, built in oven, hob and extractor, stainless steel sink and drainer, space and plumbing for appliances. Under stair storage cupboard, utility area, radiator, tiled flooring. Window to the rear aspect, half glazed UPVC door opening onto the rear garden.





First Floor Landing

Doors to all internal rooms, storage cupboard, loft hatch.

Bedroom One

3.8m x 3.2m (12'6" x 10'6")

Window to the front, radiator.

Bedroom Two

5.5m x 2.9m (18'0" x 9'6")

Windows to the front, rear and side, radiator.

Bathroom

1.6m x 2m (5'2" x 6'7")

Obscure glass window to the rear, heated towel rail, wall tiling, panel bath with shower attachment, pedestal sink, low level WC.

Outside

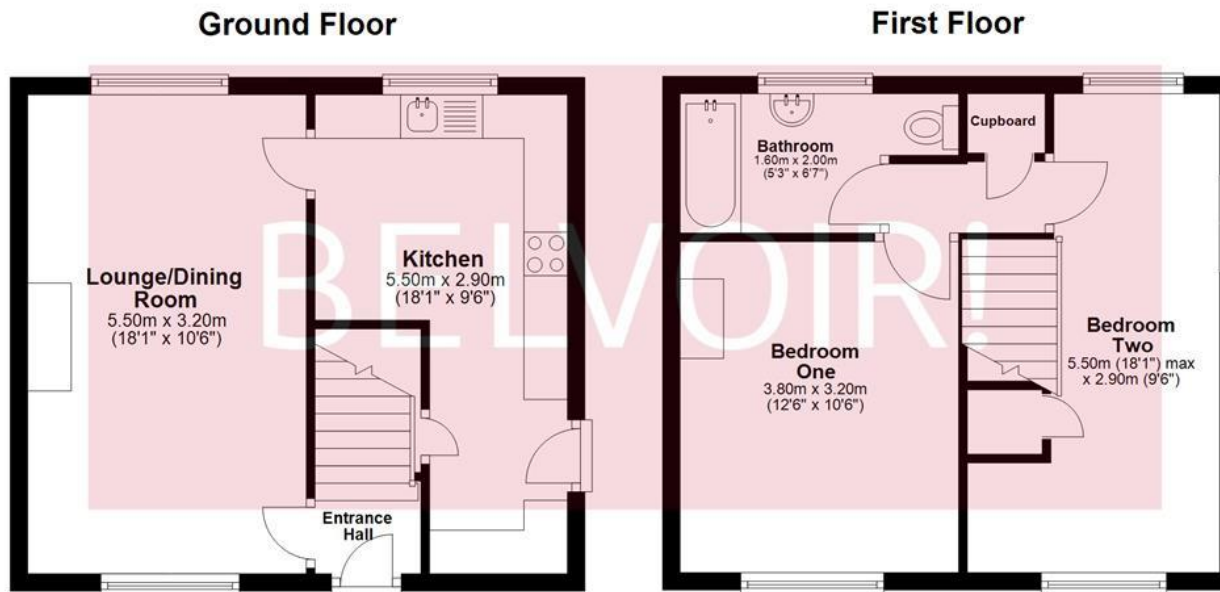
To the front is a hedge and fence enclosed garden mainly laid to lawn with a path leading to the front door. There is gated access leading to the rear garden.

To the rear is a generous sized fence enclosed garden with a patio area to the side and a lawn which extends to the side and rear of the property with some trees at the rear boundary.

Agents Notes

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.



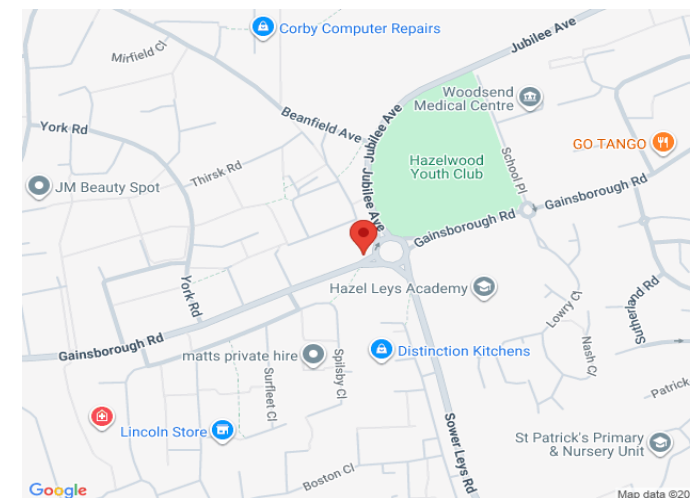


We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us 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		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

www.harpsurveyors.co.uk



Contact us today to arrange a viewing...

BELVOIR!