

Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should be used as such. Any floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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NN17 1BH

NORTHAMPTONSHIRE

CORBY

1A SPENCER COURT

Corby

NN14 4JH

NORTHAMPTONSHIRE

THRAPSTON

22 HIGH STREET

NN14 6BQ

NORTHAMPTONSHIRE

ROTHWELL

30 HIGH STREET

Rothwell

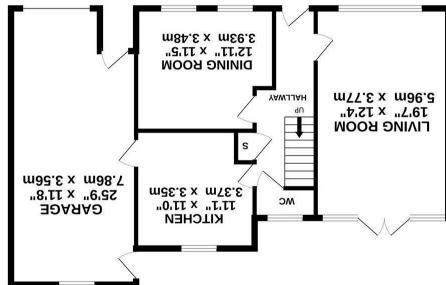
NN16 0DG

NORTHAMPTONSHIRE

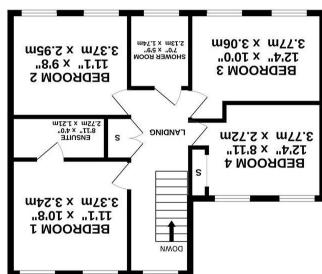
KETTERING

12B HORSEMARKET

Kettering



889 sq.m. (95.8 sq.m.) approx.



622 sq.m. (67.8 sq.m.) approx.



6 Manitoba Close, Corby, NN18 9HX  
£420,000



A beautifully presented four bedroom detached property that is situated within the heart of Corby amongst a wealth of amenities. The home boasts generous proportions throughout, including a spacious living room, dining room, contemporary kitchen, ground floor WC, four double bedrooms, an ensuite, and a family shower room. Externally, the property boasts a beautifully landscaped, fully enclosed rear garden with a mix of lawn and paved patio space, ideal for outdoor dining and hosting. Further highlights include off-road parking and a large garage with an internal access door.

Upon entering, you are welcomed by the entrance hallway providing access to all principal ground floor rooms. The dual-aspect living room is flooded with natural light, featuring patio doors that open directly onto the rear garden—perfect for relaxing or entertaining. The separate dining room offers ample space for a family table and additional furniture. The kitchen is fitted with a sleek, modern suite comprising a range of cabinetry and integrated appliances including an oven, microwave, hob, extractor fan, and fridge freezer. A convenient internal door leads from the kitchen directly into the garage. Completing the ground floor is a well-appointed guest WC. Upstairs, the first-floor landing leads to four generously sized double bedrooms. The master bedroom enjoys the benefit of a private ensuite shower room fitted with a shower cubicle, low-level WC, and wash hand basin. The family shower room also features a modern three-piece suite.

Council Tax Band: D

EPC Rating: C



**Living Room**  
19'6" x 12'4" (5.96 x 3.77)

**Kitchen**  
11'0" x 10'11" (3.37 x 3.35)

**Dining Room**  
12'10" x 11'5" (3.93 x 3.48)

**Garage**  
25'9" x 11'8" (7.86 x 3.56)

**Bedroom One**  
11'0" x 10'7" (3.37 x 3.24)

**Bedroom Two**  
11'0" x 9'8" (3.37 x 2.95)

**Bedroom Three**  
12'4" x 10'0" (3.77 x 3.06)

**Bedroom Four**  
12'4" x 8'11" (3.77 x 2.72)

**Shower Room**  
6'11" x 5'8" (2.13 x 1.74)

**Ensuite**  
8'11" x 3'11" (2.72 x 1.21)

