



**HENDERSON
CONNELLAN**
ESTATE AGENTS

9 Byron Road, Corby, NN17 2NE

£260,000

3 1 2



"Making Space"

Extended to create a more generous and sociable living space, this established semi-detached home offers a flexible layout designed equally for relaxed family life and entertaining. The accommodation begins with an entrance hall leading into an open-plan kitchen/breakfast room. A comfortable living room and separate dining room provide further space to relax and entertain, while a useful utility/boot room and guest WC add to the practicality of the ground floor. Upstairs, there are three good-sized bedrooms together with the family bathroom, providing a comfortable and versatile arrangement for family life, guests or working from home. Outside, the property benefits from a driveway providing parking for two cars, while the well-maintained south-facing rear garden offers a lovely space to enjoy the sunshine. A nearly new summer house provides an additional useful space, complemented by a timber storage shed.

Description:

An established semi-detached home which is well located for Lodge Park and Lloyds area amenities conveniently backs onto Studfall Junior School.

Well presented, the accommodation comprises entrance hall with stairs rising to the first floor landing with a storage cupboard below the stairs. A large feature tiled floor extends through to the kitchen/breakfast room which is fitted with a range of wall and base level units with solid work surfaces incorporating an enamel sink with drainer and mixer tap and ceramic tiled wall surrounds. There is a floor standing range style cooker and extractor hood.

There is a useful utility room which connects the front to the rear garden. There is a continuation of the large feature tiled floor and also a guest WC.

The dining room features French doors which open onto the rear garden,. This room connects to the living room which is a comfortable space ideal for relaxing.

From the first floor landing there are three good sized bedrooms and a smart shower room which includes a shower enclosure, and a WC and wash hand basin set within a modern vanity unit. Full ceramic tiled wall surrounds.

The property benefits from a gas fired central heating system and uPVC double glazed windows.

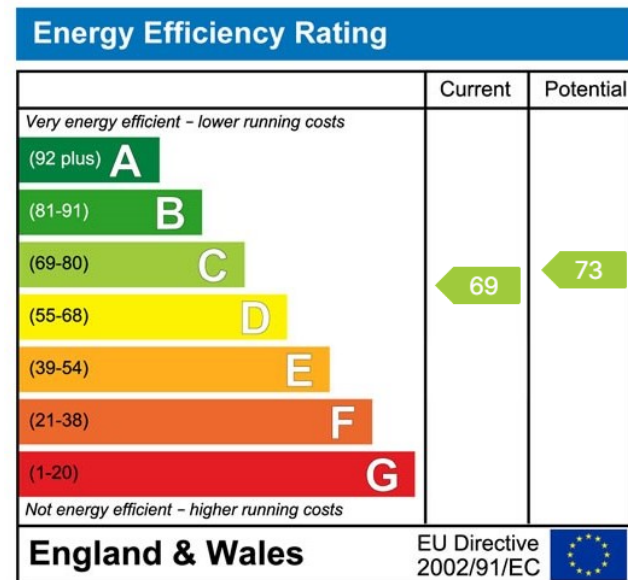
Outside:

The frontage has been attractively block paved to create driveway parking for two cars. There are planted borders and a vestibule leading to the front door. A stable style door leads to the utility room and through to the rear south facing garden which is well maintained and mainly laid to lawn with planted shrubs and trees. There is a paved patio area and a modern timber structure offers a potting/storage shed and a separate summer house space.





- Hall - 3.96m x 1.78m (13'0" x 5'10")
- Kitchen/Breakfast Room - 5.77m x 3.1m (18'11" x 10'2")
- Utility Room - 4.98m x 2.44m (16'4" x 8'0")
- Living Room - 3.94m x 3.89m (12'11" x 12'9")
- Dining Room - 6.12m x 2.26m (20'1" x 7'5")
- Bedroom One - 3.86m x 3.2m (12'8" x 10'6")
- Bedroom Two - 3.1m x 3.2m (10'2" x 10'6")
- Bedroom Three - 2.57m x 2.51m (8'5" x 8'3")
- Shower Room - 2.39m x 1.68m (7'10" x 5'6")



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