



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Harrier Close, Corby, Northamptonshire, NN17 3FB

£525,000

5 3 2



Description:

Situated within Priors Hall Park this property backs onto a nature reserve which creates a good degree of privacy to the rear. Priors Hall offers a good range of local amenities including a school, Sainsbury's Local, a vets and a number of other retail/restaurant outlets.

Built during 2016 by David Wilson Homes, the current owners purchased from brand new and during that time have enjoyed the property and have landscaped the rear garden and added a cosy wood burning stove to the living room.

The accommodation comprises reception hall with stairs rising to the first floor and second floors. There is a guest WC situated off the hall.

The living room is dual aspect featuring a bay window to the front elevation and French doors open onto the rear garden. There is a modern wood burning stove which is set on a granite base.

Bay fronted dining room.

Featuring a part vaulted ceiling with Velux windows, the kitchen/breakfast room is fitted with a stylish range of wall and base level units with granite work surfaces with upstands, there is an under counter sink with drainer and mixer tap. There is an electric built in double oven, gas hob with extractor hood and there is a wine cooler. Kardeane flooring.

The utility room offers matching units and granite work surfaces, the Kardeane flooring also extends through. There is an integrated dishwasher, space and plumbing for washing machine and a doors open onto the side driveway.

From the first floor landing there is a family bathroom which includes a side panel bath with shower and screen, WC and a pedestal wash hand basin with ceramic tiled wall surrounds.

There are three bedrooms leading from the first floor landing, all of which are double sized, the master benefits from built in wardrobes and a shower room en-suite which includes a double width shower enclosure, WC and a pedestal wash hand basin with ceramic tiled wall surrounds.

From the second floor landing there is a feature double Velux window to the rear, there are a further two double sized bedrooms and a shower room which includes a shower enclosure, WC and a pedestal wash hand basin with ceramic tiled wall surrounds.

Outside:

There is a small landscaped frontage, the block paved driveway offers parking for six cars and access to the double detached garage which comes with a remote operated roller doors and electricity. The rear garden offers a tiered lawn with planted borders, there is a timber deck which extends behind the garage, there is also a paved patio area.





- Living Room 6.55m x 3.56m (21'6" x 11'8")
- Dining Room 3.07m x 3.05m (10'1" x 10'0")
- Kitchen/Breakfast Room 5.08m x 4.04m (16'8" x 13'3")
- Utility Room 1.91m x 1.52m (6'3" x 5'0")
- Bedroom One 6.53m x 3.63m (21'5" x 11'11") Including Wardrobes Max
- Bedroom Two 4.39m x 3.91m (14'5" x 12'10") Including Wardrobe
- Bedroom Three 3.63m x 2.59m (11'11" x 8'6")
- Bedroom Four 3.4m x 3.05m (11'2" x 10'0")
- Bedroom Five 3.07m x 2.84m (10'1" x 9'4")
- Bathroom 2.16m x 1.98m (7'1" x 6'6")



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

10 Spencer Court, Corby, Northamptonshire, NN17 1NU

