

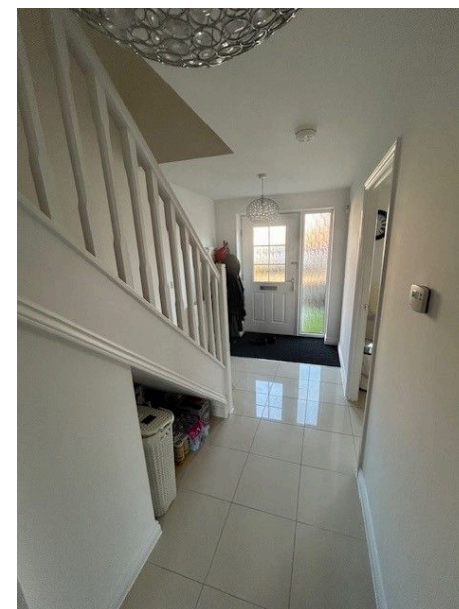


**HENDERSON
CONNELLAN**
ESTATE AGENTS

Hobby Drive, Priors Hall Park, Corby, Northamptonshire

£240,000

3 1 1



"Calm Oasis"

Located within Priors Hall Park this semi detached property is beautifully maintained with a well presented interior with accommodation comprising entrance hall, guest WC, living room with UPVC patio doors to the rear and a stylish fitted kitchen/breakfast room. Upstairs there are three bedrooms with the master benefiting from fitted wardrobes and there is a modern family bathroom. Outside there is a driveway providing off road parking and an enclosed rear garden which offers a good degree of privacy.

Full Description

Semi detached family home located on the Priors Hall Park development in Corby.

Welcoming entrance hall with the stairs rising to the first floor landing.

Guest WC.

Kitchen/Breakfast room fitted with a contemporary range of eye and base level units with roll top work surfaces incorporating a one and a half bowl sink with mixer tap, gas hob with extractor hood above, fitted oven, integrated dishwasher, space and plumbing for a washing machine, integrated fridge/freezer, space for a breakfast table and ceramic tiled flooring.

Living/Dining room with access to the rear garden via UPVC double glazed patio doors.

On the first floor there are three well proportioned bedrooms with bedroom one benefiting from fitted wardrobes.

Family bathroom fitted with a white three piece suite to comprise of a panel enclosed bath, pedestal wash hand basin, close coupled WC and ceramic tiled splashbacks.





- Living Room 4.7m x 3.2m (15'5" x 10'6")
- Kitchen/Breakfast Room 3.4m x 2.57m (11'2" x 8'5")
- Bedroom One 4.09m x 3.4m (13'5" x 11'2")
- Bedroom Two 3.2m x 2.57m (10'6" x 8'5")
- Bedroom Three 3.2m x 2.01m (10'6" x 6'7")



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		96
(81-91) B	83	
(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.

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