

# BELVOIR!

TROON CLOSE, CORBY, NN17 5AZ

£200,000 FREEHOLD







This wonderful two double bedroom semi detached home is set within a small cul de sac at Priors Hall Park & is perfect for first time buyers & investors alike.

The ground floor provides a functional fitted modern kitchen to the front with a bright & airy lounge/diner to the rear providing access to the rear garden. A downstairs cloakroom is also enjoyed.

The first floor is home to two double bedrooms which are complemented by a modern three piece family bathroom.

Off road parking for two vehicles is located to the front with a fully enclosed rear garden which is mainly laid to lawn.



**ENTRANCE HALL** Double glazed door to front, radiator, stairs to first floor.

**LOUNGE/DINER** 14' 0" x 12' 7" (4.28m x 3.85m)  
Double glazed door to rear, under stairs cupboard, radiator, TV point, carpet to flooring

**KITCHEN** 12' 5" x 6' 3" (3.8m x 1.92m) Double glazed window to front, fitted kitchen comprising of wall and base level units, stainless steel sink and drainer unit, work surfaces over, electric oven, gas hob, cooker hood, space for fridge freezer and washing machine.

**CLOAKROOM** Double glazed window to front, WC, wash hand basin, radiator.

**LANDING** Carpet to flooring, loft access.

**BEDROOM ONE** 14' 0" x 9' 4" (4.28m x 2.85m) Double glazed window to front, storage cupboard, radiator, carpet to flooring

**BEDROOM TWO** 14' 0" x 8' 5" (4.28m x 2.58m) Double glazed window to rear, radiator, carpet to flooring

**BATHROOM** 7' 1" x 6' 0" (2.18m x 1.85m) Panelled bath with mixer taps and shower over, wash hand basin, WC, part tiling to walls, radiator.



**OUTSIDE** Front - Tarmac hard standing. Off road parking  
Rear - Fully enclosed rear garden, mainly laid to lawn, patio.

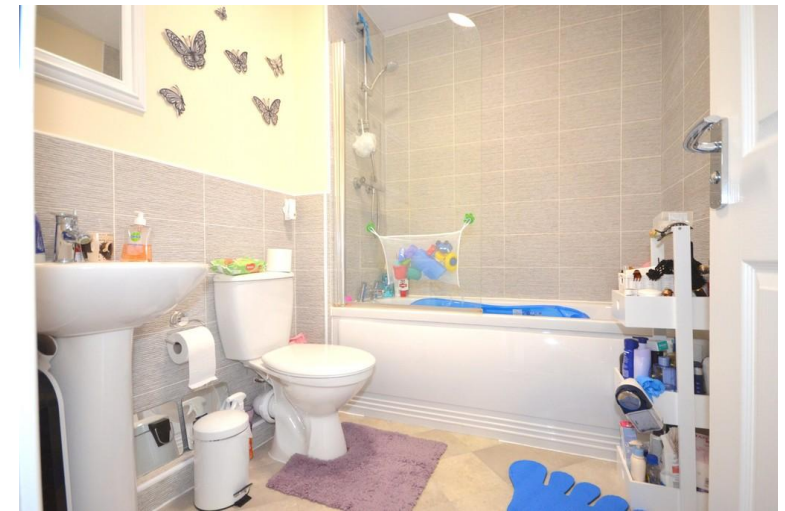






Total area: approx. 65.6 sq. metres (706.1 sq. feet)

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		97
(81-91)	<b>B</b>	83	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC