

# BELVOIR!

STREATHER DRIVE, CORBY, NN17 1TN

£280,000 FREEHOLD





Rarely available to market is this attractive 1940's bay fronted residence which has been much improved by the current owners & is set within one of Corby's most desirable cul de sacs.

The tasteful décor is seen throughout this immaculately presented home from the spacious lounge/diner with high ceiling, fireplace, and a bay window to front, to the landscaped south facing garden.

The extended kitchen is the real heart of this home with modern high gloss neutral multi tone fully fitted kitchen which is finished with five ring gas burner, eye level double oven, breakfast bars & quartz work surfaces with inset sinks.

To the first floor you will find three well-proportioned bedrooms with two benefitting from built in wardrobes & all complement modern walk in shower room which is fully tiled.

Externally you have a gravelled frontage with slabbed pave leading to the front door, single garage, off road parking & rear garden.

To the rear you will find a south facing fully enclosed landscaped garden which offers a lawn, concrete patio & vegetable patch.

EPC Rating D.



**ENTRANCE HALL** Composite door to front with full length double glazed slip windows to side, laminate to flooring, stairs raising to first floor, under stairs cupboard.

**LOUNGE/DINER** 24' 03" x 12' 03" (7.39m x 3.73m) Double glazed bay window to front, laminate to flooring, electric fireplace with granite surround.

**KITCHEN/BREAKFAST ROOM** 22' 05" x 17' 02" (6.83m x 5.23m) Double glazed window to rear elevation, double glazed sliding doors to rear, double glazed door to side, fitted with a range of high gloss base and eye level units, quartz work surfaces, inset bowl and a half sink and drainer with mixer tap over, integrated mid height double oven, five ring gas hob, extractor over hob, integrated fridge/freezer, integrated washing machine, downlights, laminate to flooring, radiator.

**LANDING** Double glazed window to side elevation, carpet to flooring, loft access with pull down ladder in loft.

**BEDROOM ONE** 14' 01" x 11' 01" (4.29m x 3.38m) Double glazed bay window to front elevation, built in wardrobes, laminate to flooring, ceiling light, radiator.

**BEDROOM TWO** 11' x 9' 08" (3.35m x 2.95m) Double glazed window to rear elevation, built in wardrobes, laminate to flooring, ceiling light, radiator.

**BEDROOM THREE** 7' 02" x 7' 07" (2.18m x 2.31m) Double glazed bay window to front elevation, laminate to flooring, ceiling light, radiator.

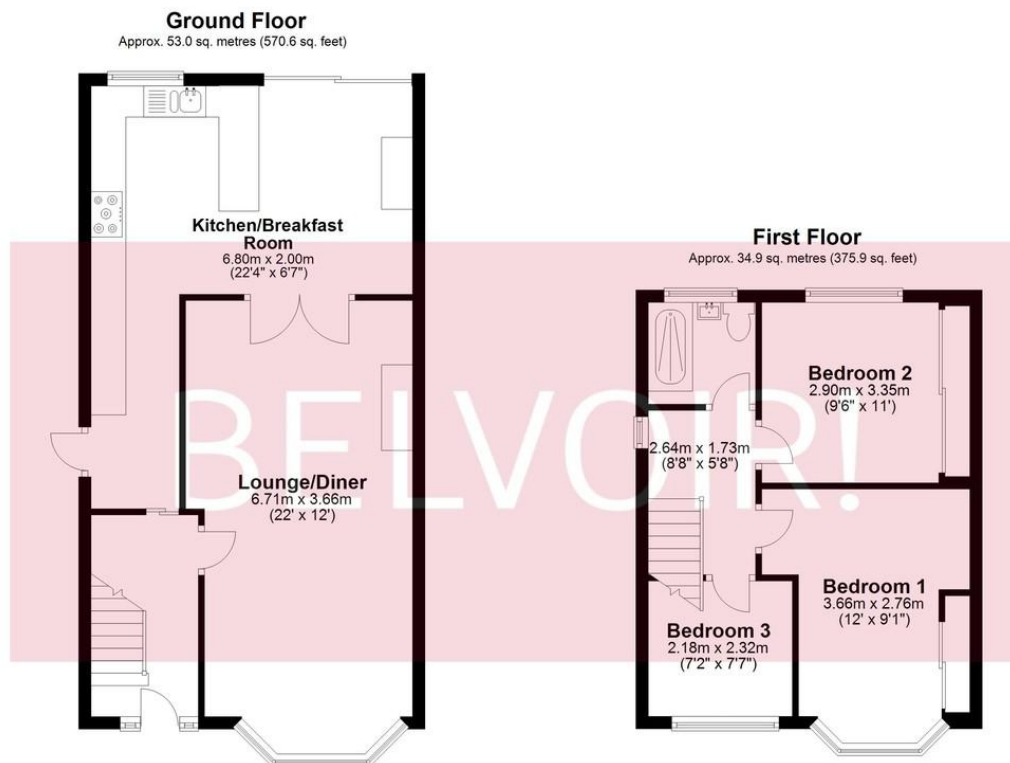


**SHOWER ROOM** 6' 03" x 5' 07" (1.91m x 1.7m) Obscure double glazed window to rear elevation, double walk in waterfall shower, wall mounted vanity unit with inset sink, low level WC, fully tiled walls, heated towel rail.

**EXTERNAL** Front - Gravelled frontage with slabbed path leading to front, side and single garage.

Rear – Landscaped rear garden with lawn, mature borders, concrete patio, small vegetable plot.





Total area: approx. 87.9 sq. metres (946.5 sq. feet)

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Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	