

# BELVOIR!

BOUGHTON ROAD, CORBY, NN18 8NY

£270,000 FREEHOLD





This wonderful three bedroom townhouse truly is show home quality & is flooded with natural light from top to bottom.

The white porcelain tiled floors creates a seamless flow from the olive shaker style fully fitted kitchen with granite effect work surfaces to the spacious lounge/diner to the rear with French doors onto the landscaped garden. The ground floor also offers a cloakroom.

To first floor of this immaculately presented home are two bedrooms, one of which is double in size & benefits from built in sliding wardrobes. The master suite is located on the top floor of this well presented property & provides a spacious bedroom with walk in wardrobes & en-suite with double shower.

Externally you will find a landscaped frontage with slate pebbles & mature shrubs, to the rear is the fully enclosed rear garden which has also been landscaped with slabbed patio, laid area, mature borders set into sleepers with a additional patio with pergola over.

Off road parking & electric roller doored garage is also available & is accessed from the side of the property. Viewing is recommended to see the quality of the finish of this family residence.

EPC Rating C.



**ENTRANCE HALL** Double glazed door to front, white porcelain tiles to flooring, radiator, stairs rising to first floor.

**CLOAKROOM** 4' 11" x 2' 11" (1.5m x 0.89m) Porcelain tiles to flooring, wall mounted wash hand basin, low level WC, radiator.

**KITCHEN** 9' 2" x 7' 8" (2.81m x 2.34m) Double glazed window to front elevation, olive green shaker style fitted kitchen comprising of wall and base level units, plastic and resin bowl and half sink with drainer, granite effect work surfaces over, tiled splashbacks, induction hob, integrated electric oven, central heating boiler, radiator, porcelain tiles to flooring, space for washing machine, space for fridge/freezer, space for dishwasher.

**LOUNGE/DINER** 17' 2" x 14' 6" (5.24m x 4.43m) Double glazed French doors leading to the garden, TV point, internet point, ceiling light, porcelain tiled flooring, under stairs cupboard.

**FIRST FLOOR LANDING** Double glazed window to front elevation, carpet to flooring, stairs descending to ground floor, stairs ascending to second floor.

**BEDROOM TWO** 14' 6" x 8' 10" (4.42m x 2.71m) Two double glazed windows to rear, built in wardrobes, radiator, carpet to flooring.

**BEDROOM THREE** 9' 0" x 7' 10" (2.75m x 2.4m) Double glazed window to front elevation, carpet to flooring, radiator.



**BATHROOM** 7' 10" x 6' 3" (2.4m x 1.91m) Double glazed window to side elevation, panelled bath with mixer tap, glass shower screen and shower over, low level WC, pedestal wash hand basin, porcelain tiles to flooring, wall mounted mirror, heated towel rail, shaver point.

**SECOND FLOOR LANDING** Carpet to flooring, stairs descending to first floor.

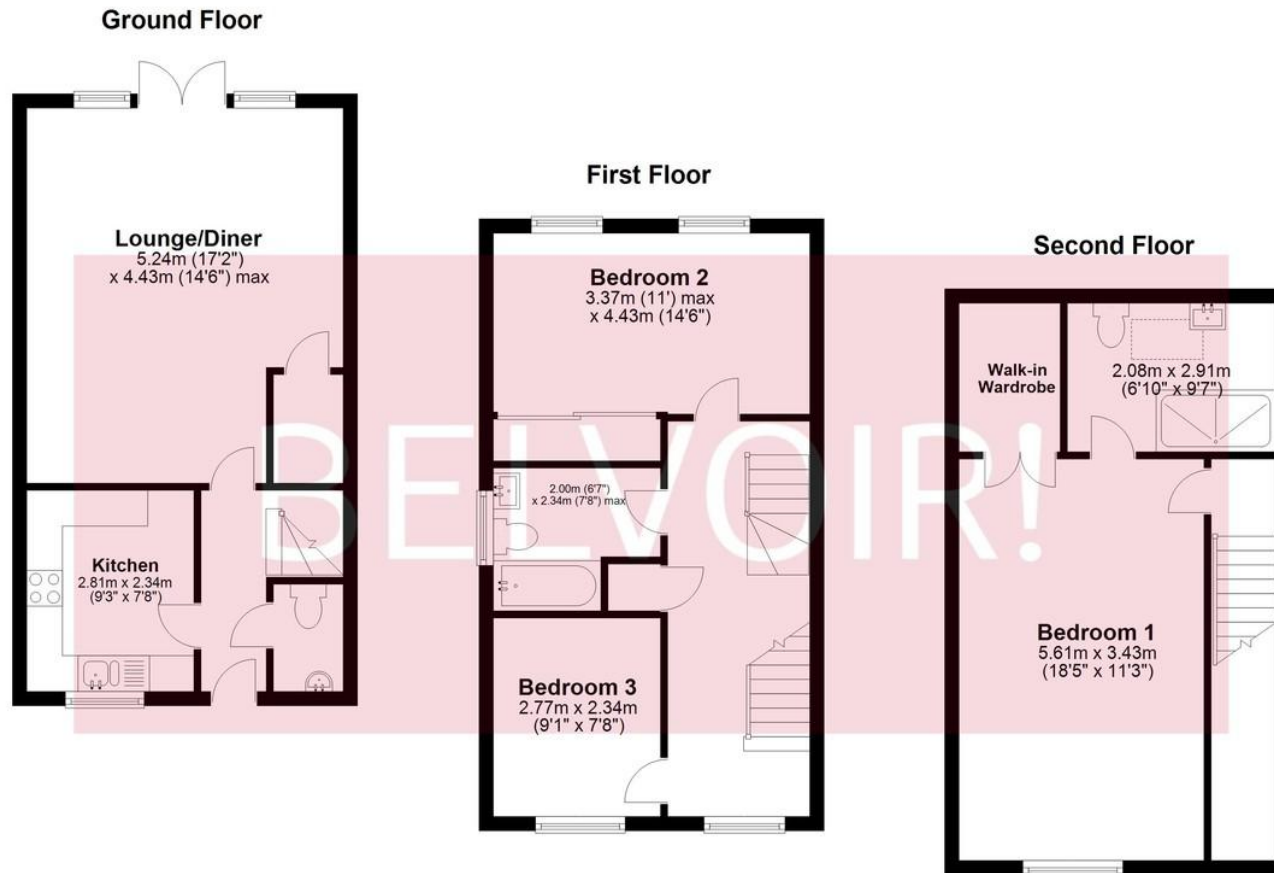
**BEDROOM ONE** 18' 4" x 11' 3" (5.61m x 3.43m) Double glazed window to front, carpet to flooring, walk in wardrobe, radiator.

**EN SUITE** 9' 6" x 6' 10" (2.9m x 2.1m) Double glazed Velux window to rear, double shower cubicle, pedestal wash hand basin, low level WC, heated towel rail, tiled splashbacks, tiled flooring.

**EXTERNAL** Front - Landscaped multi level frontage with slate, access to rear garden and garage.

Rear - Landscaped multi level garden, patio, lawn area, rear slabbed patio with pergola.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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 Plan produced using PlanUp.