

BELVOIR!

BRAMBER COURT, CORBY, NN18 0ND

£330,000 FREEHOLD





Set in a quiet cul de sac is this immaculately presented three bedroom family residence with a spacious one bedroom annex to the side & south facing garden.

The main house provides spacious accommodation over two floors with the lounge/diner running from front to back, complete with fireplace & marble surround, conservatory which is perfectly positioned to enjoy the view of the garden, fully fitted Howden's kitchen with integrated oven & induction hob & utility. Three well-proportioned bedrooms are located off the gallery landing of this bright & airy family home with the master enjoying sliding wardrobes. The family bathroom caters for everyone in the family as provides a panelled bath & double shower enclosure.

The annex is very much a home of its own with its own front door, spacious lounge/diner with French doors onto the garden, fully fitted kitchen with eye level double oven, double bedroom with built in wardrobes & en-suite shower room with double shower enclosure. The south facing rear garden is a real gem & is mainly laid to lawn with a large patio which is perfect for entertaining with a sizable shed. To the front you will find a walled slabbed frontage.

Viewing is advised to fully appreciate the accommodation this wonderful home has to offer.

EPC Rating C.



MAIN HOUSE

ENTRANCE HALL Double glazed door to front, tiled flooring, radiator, chrome fittings, stairs rising to first floor.

LOUNGE/DINER 21' 11" x 11' 1" (6.69m x 3.39m) Double glazed window to front, carpet to flooring, chrome fittings, radiator, fireplace with marble surround, double glazed French doors into conservatory.

CONSERVATORY 13' 2" x 9' 10" (4.02m x 3.02m) Part brick built, double glazed slit windows to side, double glazed windows to rear and side, double glazed door into garden, tiled flooring.

UTILITY ROOM 7' 2" x 5' 10" (2.19m x 1.79m) Double glazed door to side, tiled flooring, boiler, consumer unit, gas meter, under stairs cupboard, plumbing for washing machine.

KITCHEN 10' 5" x 7' 9" (3.2m x 2.38m) Double glazed window to rear, Howden's kitchen comprising of wall and base units, tiled splashbacks, stainless steel bowl and half sink with drainer, electric oven, induction hob with hood over, space for washing machine, radiator, tiled to flooring, door to annex.

FIRST FLOOR LANDING Gallery landing, double glazed window to side, carpet to flooring, radiator.

BEDROOM ONE 11' 11" x 11' 3" (3.65m x 3.45m) Double glazed window to rear, sliding wardrobes, built in cupboard, carpet to flooring, radiator.

BEDROOM TWO 12' 1" x 10' 2" (3.69m x 3.11m) Double glazed window to front, floor boards, radiator.



BEDROOM THREE 11' 0" x 7' 1" (3.36m x 2.17m) Double glazed window to front, carpet to flooring, radiator.

BATHROOM 8' 4" x 7' 8" (2.55m x 2.36m) Obscure double glazed window to rear, panelled bath with chrome mixer tap, double shower enclosure with waterfall shower, wash hand basin set into vanity unit, concealed low level WC, tiled flooring, radiator, loft access.

ANNEX

ENTRANCE HALL Double glazed door to front, double glazed window to front, vinyl to flooring, radiator.

LOUNGE/DINER 15' 7" x 13' 2" (4.75m x 4.03m) Double glazed window to side, double glazed French door to rear, radiator, carpet to flooring.

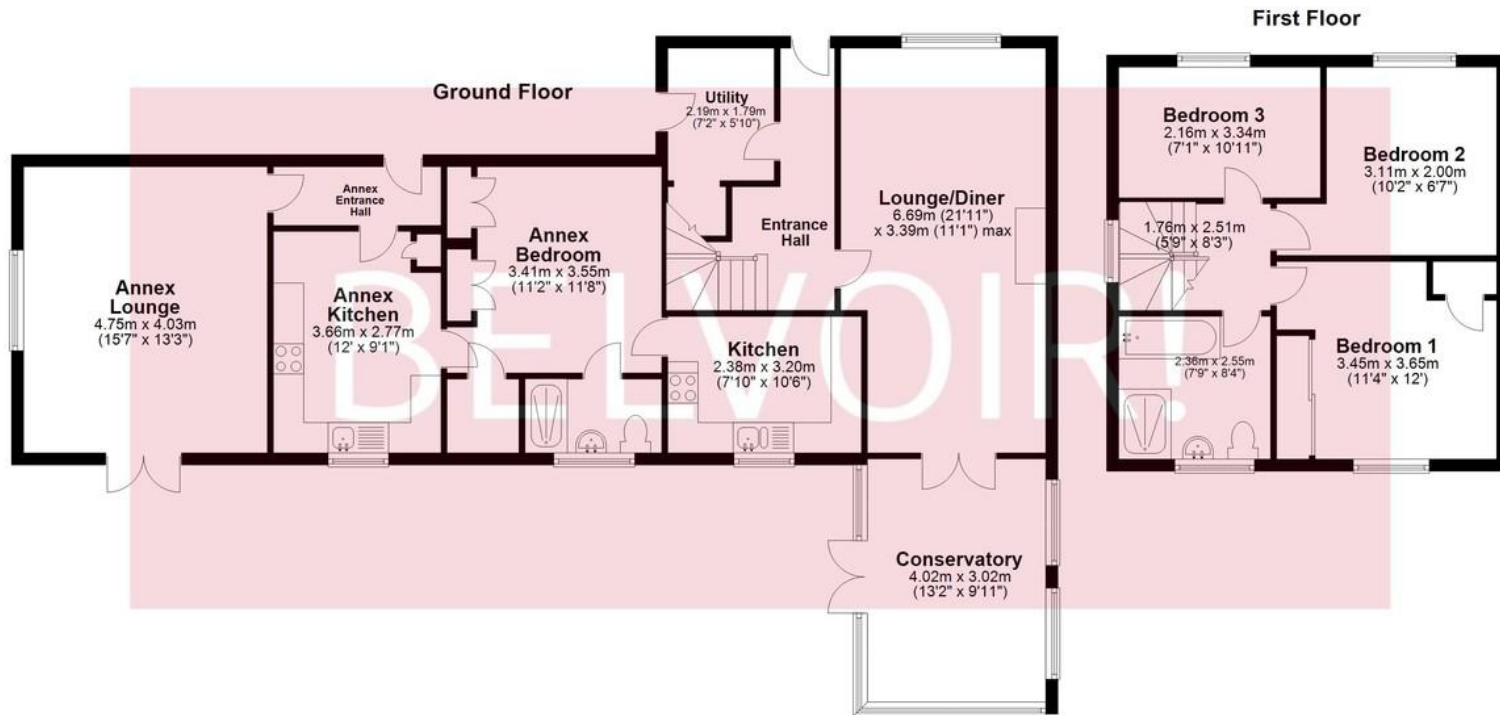
KITCHEN 12' 0" x 9' 1" (3.66m x 2.77m) Double glazed window to rear, fully fitted kitchen comprising of wall and base units, tiled splashbacks, stainless steel sink with drainer, eye level electric oven, gas hob with hood over, space for washing machine, radiator, tiled to flooring.

BEDROOM 11' 7" x 11' 2" (3.55m x 3.41m) Double glazed window to front, carpet to flooring, built in wardrobes.

EN SUITE 8' 8" x 4' 0" (2.65m x 1.22m) Obscure double glazed window to rear, double shower enclosure, pedestal sink, low level WC, extractor fan, heated towel rail, vinyl to flooring.

EXTERNAL Front - Walled frontage with laid slabs.
Rear - South facing fully enclosed rear garden, mainly laid to lawn, stoned border, large patio.





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) A		
(81-91) B		
(69-80) C	68	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC