

BELVOIR!

LIME TREES GROVE, CORBY, NN17 1DY

£210,000 FREEHOLD



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			86
(69-80) C		71	
(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	

This well maintained three bedroom residence provides spacious accommodation over two floors & is within easy reach of Corby's main line rail station with direct access into London within an hour. The ground floor layout provides a spacious living room leading via double doors into the immaculate breakfast kitchen complete with double oven & breakfast bar. Three well-proportioned bedrooms are located on the first floor with the master bedroom benefiting from built in wardrobes. All bedrooms are serviced by a three piece family bathroom. EPC Rating C.

ENTRANCE HALL Wooden door to front with single glazing, stairs to first floor, radiator, carpet to flooring.

CLOAKROOM Double glazed window, wall mounted wash hand basin, low level WC, plumbing to flooring.

LOUNGE Double glazed bay window to front, TV point, telephone point, carpet to flooring, ceiling light, radiator.

KITCHEN/DINER Double glazed window to rear, double glazed sliding doors to garden, fitted kitchen with wall and base level units, stainless steel sink and drainer, roll top surfaces over, tiled splashbacks, integrated electric double oven, gas hob, cooker hood, space for under counter fridge, plumbing for washing machine, tiled flooring, boiler, two radiators.

FIRST FLOOR LANDING Double glazed window to side, carpet to flooring, radiator, access to loft, airing cupboard.

BEDROOM ONE Double glazed window to front, built in wardrobe, carpets to flooring, radiator.

BEDROOM TWO Double glazed window to rear, carpet to flooring, radiator.

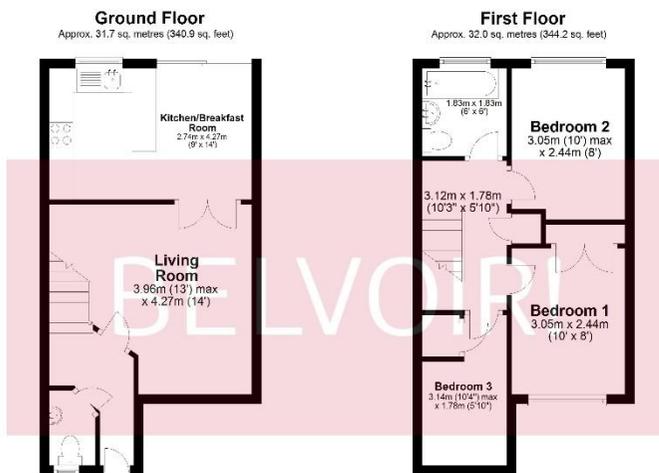
BEDROOM THREE Double glazed window to front, carpet to flooring, radiator, storage cupboard.

BATHROOM Double glazed window to rear, bath with mixer taps and shower over, pedestal wash hand basin, low level WC, extractor fan, part tiling, vinyl to flooring.

EXTERNAL

Front - Small mature frontage with mature shrubs, driveway, integral garage.

Rear - South facing enclosed garden, mainly laid to lawn with mature shrubs, patio.



Total area: approx. 63.7 sq. metres (685.2 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.