

BELVOIR!

LIME TREES GROVE, CORBY, NN17 1DY

OFFERS OVER £210,000 FREEHOLD COUNCIL TAX B





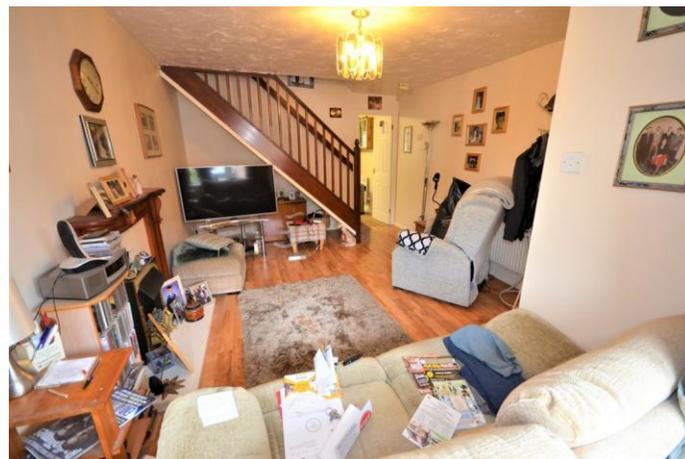
Offered to market with NO ONWARD CHAIN & set within close proximity to the town centre & train station is this wonderful three bedroom residence.

The ground floor provides lounge with bay window, breakfast kitchen & conservatory which looks out onto the private garden. The first floor is home to three well-proportioned bedrooms which are complemented by a spacious shower room with walk in shower.

Externally you will find a block paved frontage providing off road parking & garage with a fully enclosed garden to the rear with patio, artificial turf & large decked area. Viewing is advised to fully appreciate everything this property has to offer.

EPC Rating C.

ENTRANCE PORCH Double glazed door to front, tiled flooring.



LIVING ROOM 16' 2" x 11' 2" (4.93m x 3.42m) Double glazed bay window to front, laminate to flooring, fireplace, radiator, stairs rising to first floor.

KITCHEN/BREAKFAST ROOM 11' 2" x 10' 5" (3.42m x 3.19m) Double glazed window to rear, kitchen comprising of wall and base units, wooden effect work surfaces over, electric oven, four ring gas hob, cooker hood over, stainless steel sink with drainer, tiled splash backs, vinyl to flooring.

CONSERVATORY 9' 7" x 8' 2" (2.94m x 2.5m) Double glazed windows to rear and side, French doors onto garden, laminate to flooring.

BEDROOM ONE 11' 9" x 11' 1" (3.6m x 3.4m) Double glazed window to front, carpet to flooring, radiator.

BEDROOM TWO 11' 3" x 10' 5" (3.43m x 3.18m) Double glazed window to rear, built in wardrobe, carpet to flooring, radiator.

BEDROOM THREE 9' 0" x 8' 4" (2.76m x 2.56m) Double glazed window to rear, carpet to flooring, radiator.

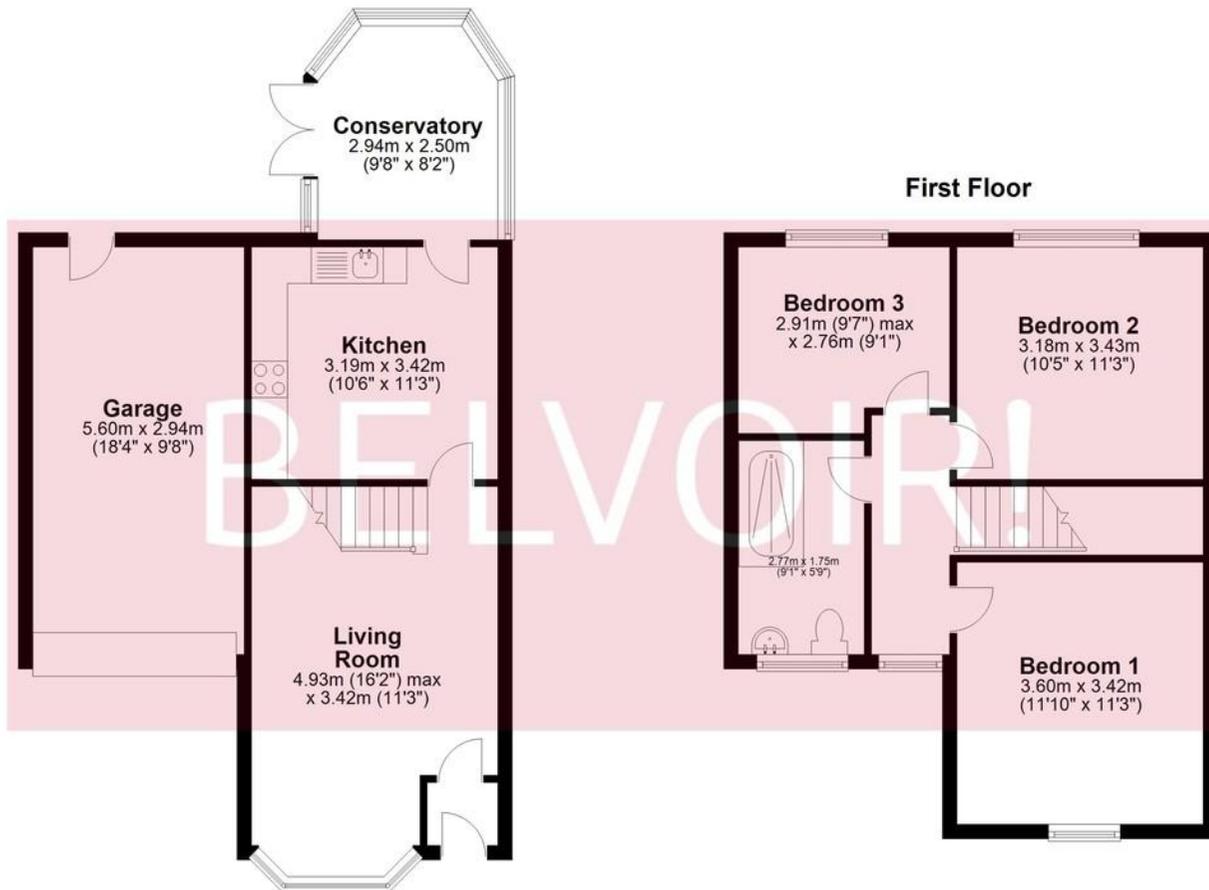
SHOWER ROOM 9' 1" x 5' 10" (2.77m x 1.79m) Double glazed window to front, walk in shower, panelled walls, low level WC, pedestal wash hand basin, vinyl to flooring, radiator.

EXTERNAL Front - Block paved frontage, off road parking, single garage.

Rear - Fully enclosed, patio, artificial lawn, decked area.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	74	
(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

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Plan produced using PlanUp.