

BELVOIR!

BRIDGEFORD PLACE, CORBY, NN18 0HE

OFFERS OVER £220,000 FREEHOLD COUNCIL TAX A





Offered to market with NO ONWARD CHAIN is this spacious three bedroom residence & is situated in a quiet cul de sac location.

The ground floor of this loved family home provides a light & airy lounge/diner with fireplace & French doors opening onto the garden, the kitchen offers ample cupboards & work surfaces & is perfect for any keen cook or baker.

To the first floor you will find three well proportioned bedrooms, with the master benefitting from built in wardrobes & all bedrooms are complemented by a classic white shower room with walk in shower.

A walled garden is located to the front and is mainly laid to lawn, with the rear garden fully enclosed & enjoys a slabbed patio & lawn.

EPC Rating C.



ENTRANCE HALL Double glazed door to front, double glazed windows to front and side, tiled flooring, built in storage, stairs rising to first floor.

LOUNGE/DINER 19' 8" x 11' 4" (6.01m x 3.46m) Double glazed window to front, double glazed French doors to rear, vinyl flooring, fireplace with stone surround, dado rail, radiator.

KITCHEN 19' 8" x 9' 8" (6.01m x 2.96m) Double glazed window to rear, double glazed door to rear. Kitchen comprising of wall and base units, work surfaces over, stainless steel bowl and half sink with drainer, five ring hob burner, cooker hood over, integrated electric oven, space for washing machine, tiled flooring, tiled splashbacks, radiator.

FIRST FLOOR LANDING Carpet to flooring, boiler, loft access.

BEDROOM ONE 11' 6" x 10' 5" (3.53m x 3.19m) Double glazed window to front, built in wardrobes, carpet to flooring, radiator.

BEDROOM TWO 13' 4" x 8' 11" (4.08m x 2.74m) Double glazed window to rear, carpet to flooring, radiator.

BEDROOM THREE 10' 7" x 6' 6" (3.24m x 2.0m) Double glazed window to front, carpet to flooring, radiator.

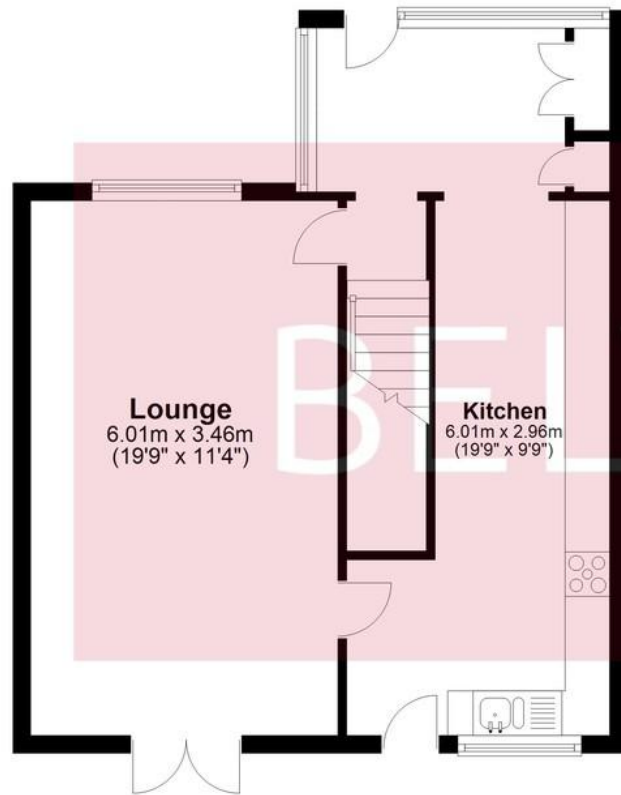
SHOWER ROOM 7' 3" x 5' 8" (2.22m x 1.75m) Double glazed window to rear, walk in shower, electric shower, low level WC, wash hand basin set into vanity unit, heated towel rail, part tiled walls, grab rails, tiled flooring.

EXTERNAL Front - Walled frontage, mainly laid to lawn.

Rear - Fully enclosed, mainly laid to lawn, patio, shed.



Ground Floor



First Floor



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		81
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC