

BELVOIR!

ROSE CLOSE, CORBY, NN18 8PA

£230,000 FREEHOLD COUNCIL TAX C





Offered to market with no onward chain is this cracking three bedroom semi detached home with single garage & off road parking.

The ground floor offers a lounge/diner with French doors opening onto the rear garden. The kitchen provides ample cupboard space for white goods. Three well proportioned bedrooms are located on the first floor with two being doubles & the master enjoying built in wardrobes along with a spacious bathroom.

Externally you will find a lawned frontage with a garage & off road parking to the rear. To the rear is a fully enclosed rear garden which is mainly laid to lawn with mature borders.

EPC RATING C.

ENTRANCE HALL Door to front, double glazed window to front, carpet to flooring, stairs rising to first floor.

CLOAKROOM 7' 1" x 2' 9" (2.18m x 0.85m) Double glazed window to front, low level WC, pedestal wash hand basin, vinyl to flooring, radiator, consumer unit, alarm.

KITCHEN 10' 4" x 9' 3" (3.15m x 2.83m) Double glazed window to rear. Kitchen comprising of wall and base units, work surfaces over, electric oven, four ring gas hob, cooker hood over, tiled splashbacks, stainless steel bowl and half sink with drainer, space for fridge/freezer, space for washing machine, space for dishwasher, tiled flooring radiator.



LOUNGE/DINER 17' 9" x 13' 7" (5.42m x 4.16 m) Double glazed bay window to front, double glazed window to front, double glazed French doors to rear, wooden flooring, radiator, storage cupboard.

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

BEDROOM ONE 10' 9" x 10' 4" (3.3m x 3.16m) Double glazed window to rear, carpet to flooring, built in wardrobes, radiator.

BEDROOM TWO 10' 9" x 9' 11" (3.3m x 3.03m) Double glazed window to rear, carpet to flooring, radiator.

BEDROOM THREE 9' 7" x 6' 0" (2.94m x 1.85m) Double glazed window to front, carpet to flooring, radiator.

BATHROOM 6' 9" x 6' 9" (2.07m x 2.07 m) Double glazed window to front, panelled bath, shower over, low level WC, pedestal wash hand basin, part tiled walls, vinyl to flooring, radiator, extractor fan, shave point.

EXTERNAL Front - Hedged frontage, mainly laid to lawn, access to rear

Rear - Garage and off road parking, mainly laid lawn, mature borders.





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		90
(81-91)	B		
(69-80)	C	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	