

# BELVOIR!

AYR CLOSE, CORBY, NN18 8QU

£259,000 FREEHOLD

COUNCIL TAX C





This wonderful family residence provides light & airy living accommodation over two floors.

The ground floor is a story of two halves with the lounge being spacious yet cosy with electric fireplace & French doors opening onto garden. The breakfast kitchen is the heart of this home with large five ring range cooker, additional storage & space for appliances, all with ample room for a good size dining table & box bay window. To the first floor you will find three bedrooms with the master benefitting from a en-suite shower room & the second bedroom enjoys additional storage. The family bathroom completes the first floor.

Externally you will find a part walled garden to the side which is mainly laid to lawn with access to the front & garage. The garage offers power & lighting with off road parking to the front. EPC Rating C.

**ENTRANCE HALL** Double glazed door to front, laminate to flooring, stairs rising to first floor, radiator.

**CLOAKROOM** 4' 6" x 4' 9" (1.39m x 1.46m) Double glazed window to front, low level WC, wash hand basin set into vanity unit, tiled splashbacks, laminate to flooring, consumer unit.

**LIVING ROOM** 15' 9" x 9' 10" (4.82m x 3.02m) Double glazed French doors to side opening onto garden, double glazed window to front, electric fireplace, carpet to flooring, two radiators.

**KITCHEN/DINER** 15' 9" x 12' 11" (4.82m x 3.95m) Double glazed box bay window to front, double glazed windows to side. Kitchen comprising of wall and base units, granite effect work surfaces over, five ring range style oven, cooker hood over, stainless steel sink with drainer, space for washing machine, space for dishwasher, space for tumble dryer, radiators, tiled splashbacks, tiled flooring.



**FIRST FLOOR LANDING** Carpet to flooring, radiator.

**BEDROOM ONE** 12' 11" x 10' 11" (3.95m x 3.35m) Double glazed window to front, carpet to flooring, radiator.

**EN SUITE** 6' 4" x 3' 4" (1.95m x 1.02m) Double glazed window to side, single shower endosure, low level WC, wash hand basin set into vanity unit, shave point, extractor fan, radiator, tiled splashbacks.

**BEDROOM TWO** 11' 0" x 9' 11" (3.36m x 3.03m) Double glazed window to front, carpet to flooring, airing cupboard, storage cupboard, radiator, loft access.

**BEDROOM THREE** 6' 11" x 6' 4" (2.12m x 1.95m) Double glazed window to side, carpet to flooring, radiator.

**BATHROOM** 6' 7" x 5' 6" (2.03m x 1.69m) Panelled bath, telephone attachment, low level WC, wash hand basin set into vanity unit, radiator, tiled splashbacks, carpet to flooring.

**GARAGE** Single garage, up and over door, power and lighting, off road parking to front.

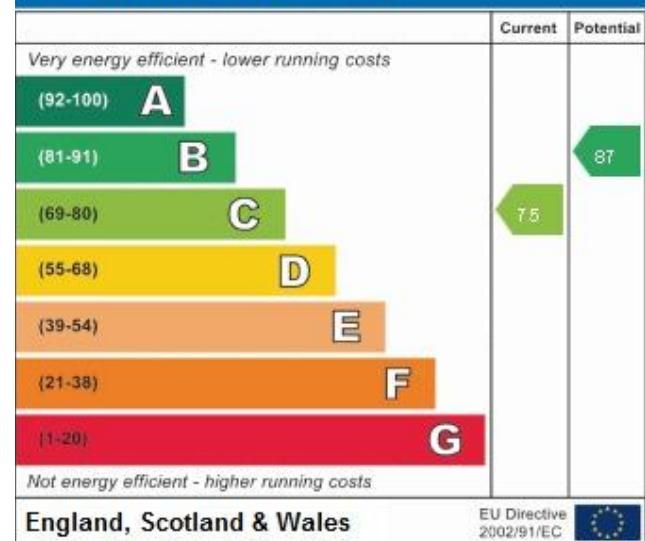
**EXTERNAL** Front - Small lawned frontage.

Rear - Part walled garden, fully endosed, access to garage, access to front, mainly laid to lawn, patio.





### Energy Efficiency Rating



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Plan produced using PlanUp.