

# BELVOIR!

BUTLAND ROAD, CORBY, NN18 8FN

£350,000 FREEHOLD

COUNCIL TAX E







Situated in a great position overlooking the park & nestled in the corner of a private drive is this impressive four bedroom detached residence.

The spacious & flexible accommodation over two floor is perfect for any growing family. The ground floor offers a bright & airy living room with box bay window & fireplace with stone surround, fully fitted breakfast kitchen with all integrated appliances & ample cupboard & work surfaces, making it an ideal kitchen for any amateur chef. A generous dining room, utility & cloakroom complete the ground floor. Off the substantial landing you will find four bedrooms which are all double in size, with the second & third bedroom benefiting from a Jack & Jill style shower room. The master suite also enjoys a fitted wardrobe & ensuite shower room with a four-piece bathroom completing the first floor.

The single garage has been plastered ready to be converted into an additional reception room. Externally you will find a gravelled frontage which provides off road parking for several vehicles, access into the single garage & to the rear garden which is fully enclosed, laid to lawn & with a garden shed. Viewing is advised to fully appreciate the accommodation this home has to offer. EPC Rating C.



**ENTRANCE HALL** Door to front, under stairs storage, tiled flooring, stairs rising to first floor.

**LIVING ROOM** 19' 0" x 11' 3" (5.8m x 3.44m) Double glazed box bay window to front, electric fireplace with stone surround, carpet to flooring, radiator, TV point, internet point.

**DINING ROOM** 11' 3" x 10' 9" (3.43m x 3.28m) Double glazed window to rear, radiator, carpet to flooring.

**KITCHEN/BREAKFAST ROOM** 15' 1" x 11' 2" (4.6m x 3.41m) Double glazed French doors opening onto garden, double glazed full length windows to rear. Kitchen comprising of wall and base units, wood laminate work surfaces over, five ring gas hob, cooker hood over, integrated appliances including electric oven, fridge/freezer, dishwasher and microwave, stainless steel bowl and half sink with drainer, storage cupboard, tiled splashbacks, tiled flooring, radiator.

**UTILITY ROOM** 8' 2" x 5' 2" (2.51m x 1.6m) Double glazed door opening onto garden, utility room comprising of wall and base units, laminate work surfaces over, stainless steel sink with drainer, space for washing machine, tiled splashbacks, tiled flooring, radiator.

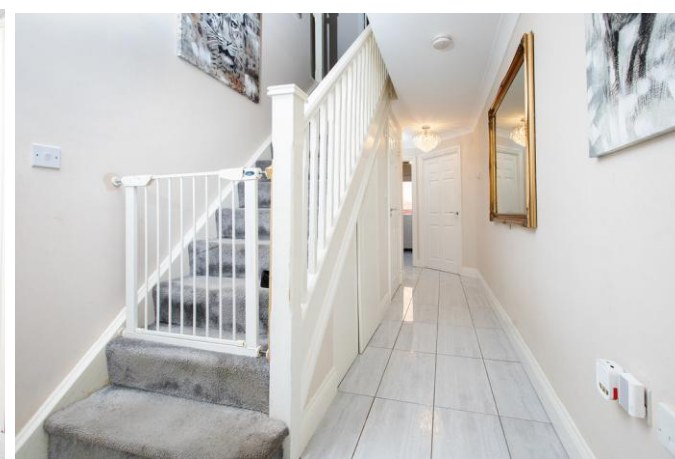
**FIRST FLOOR LANDING** Carpet to flooring, airing cupboard, loft access, stairs descending to ground floor.

**BEDROOM ONE** 14' 8" x 13' 1" (4.48m x 4m) Two double glazed windows to front, built in wardrobe, carpet to flooring, TV point, radiator.

**EN SUITE** 8' 0" x 5' 10" (2.46m x 1.78m) Double glazed window to side, single shower enclosure, low level WC, pedestal wash hand basin, radiator, extractor fan, part tiled walls, tiled flooring.

**BEDROOM TWO** 13' 2" x 11' 8" (4.02m x 3.58m) Two double glazed windows to front, carpet to flooring, TV point, radiator.

**BEDROOM THREE** 10' 9" x 9' 10" (3.28m x 3m) Two double glazed windows to rear, carpet to flooring, TV point, radiator.





**JACK AND JILL ENSUITE** 7' 3" x 6' 1" (2.22m x 1.86m) Double glazed window to side, single shower enclosure, low level WC, pedestal wash hand basin, radiator, extractor fan, part tiled walls, tiled flooring.

**BEDROOM FOUR** 9' 9" x 9' 0" (2.99m x 2.75m) Double glazed window to rear, carpet to flooring, TV point, radiator.

**BATHROOM** 9' 9" x 6' 3" (2.99m x 1.92m) Double glazed window to rear, panelled bath, telephone shower attachment, single shower enclosure, low level WC, pedestal wash hand basin, part tiled walls, radiator, tiled flooring.

**GARAGE** Up and over door to front, power and lighting, plastered walls with skirting boards.

**EXTERNAL** Front - Tarmac and gravelled frontage, off road parking for three vehicles, access to rear.

Rear - Fully enclosed rear garden, laid lawn, shed.

#### AGENTS NOTES

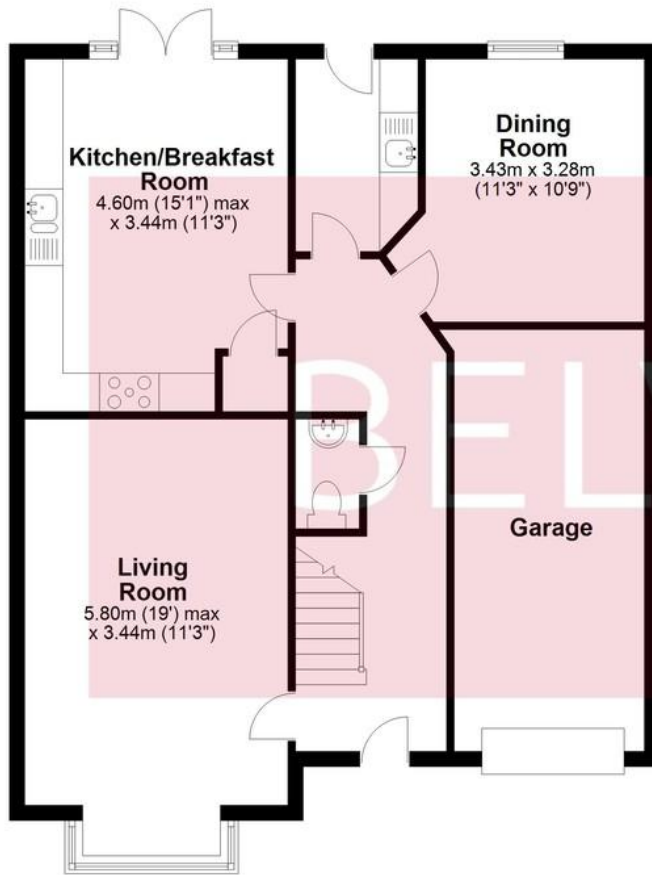
2 year old boiler which is fully serviced (last serviced February 2023)

All appliances in good working order

Shared Driveway



## Ground Floor



## First Floor



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Plan produced using PlanUp.