

# BELVOIR!

WATSON CLOSE, CORBY, NN17 4AN

OFFERS IN EXCESS OF £235,000





Four-bedroomed link-detached property tucked away in a quiet cul-de-sac within the popular Lloyds area, within walking distance to local amenities such as Aldi and Chequered Flag which is a family friendly pub. Benefitting from off road parking suitable for 2 vehicles which leads to a detached garage which has an access door from the garden.

This thoughtfully arranged accommodation comprises of a fully fitted beech wood style kitchen with some integral appliances, substantial living room with a bay window to the front which leads through to the dining room which has sliding French doors leading out onto the garden along with a downstairs toilet.

First floor accommodation consists of four bedrooms two double one of which is serviced with an En-suite and two single bedrooms all of which are complemented by a three-piece family bathroom.

Externally you will find an easily maintained, mostly laid to lawn garden, with a patio area. Call 01536 261666 to view.



**LIVING ROOM** 12' 10" x 10' 4" (3.91m x 3.15m) Laminate to floor, double glazed bay window to front, radiator, light fitting, TV aerial point, opening through to dining room.

**KITCHEN** 16' 2" x 9' 10" (4.93m x 3m) Fully fitted kitchen with base and wall units, sink/drain unit, tiles to floor, gas oven and hob, double glazed window to front and rear, light fittings.

**DINING ROOM** 10' 0" x 10' 4" (3.05m x 3.15m) Laminate to floor, double glazed sliding patio doors, light fitting, radiator, opening through to living room.

**WC** Low level WC, vinyl to floor, hand wash basin, double glazed window to front, light fitting.

**BEDROOM 1** 10' 8" x 10' 8" (3.25m x 3.25m) Carpet to floor, double glazed window to front, radiator, built in wardrobe, light fitting.

**BEDROOM 2** 11' 5" x 11' 3" (3.48m x 3.43m) Carpet to floor, light fitting, double glazed window to front and rear, radiator.

**BEDROOM 3** 9' 5" x 10' 7" (2.87m x 3.23m) Carpet to floor, double glazed window to rear, radiator, light fitting.

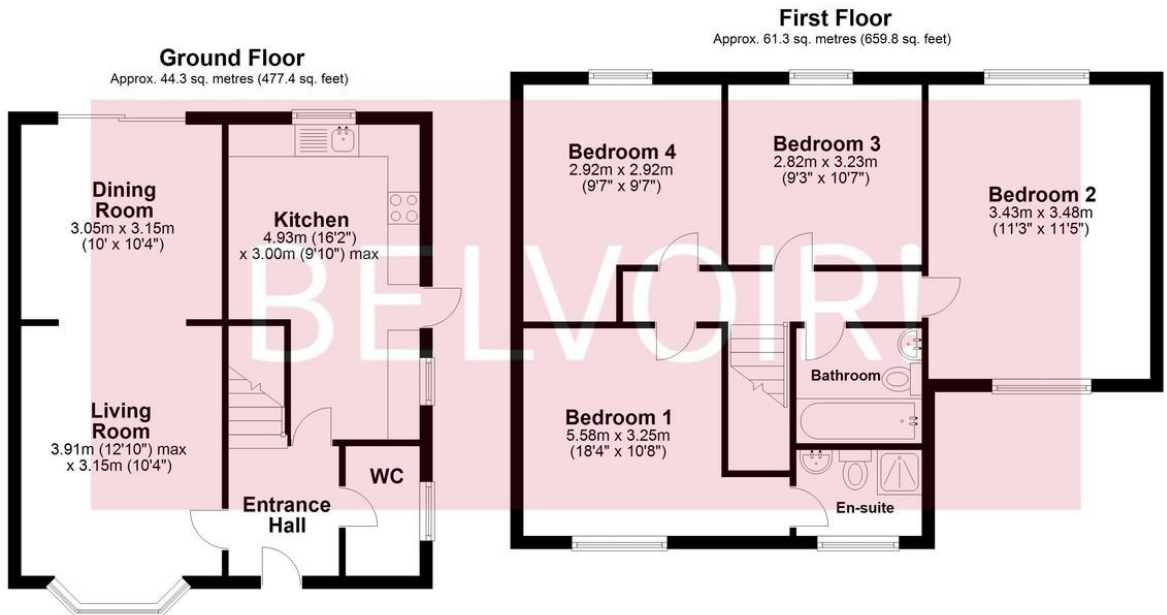
**BEDROOM 4** 9' 7" x 9' 7" (2.92m x 2.92m) Carpet to floor, double glazed window to rear, radiator, light fitting.



**ENSUITE** Shower cubicle, low level WC, hand wash basin fitted into vanity unit, double glazed window to front, radiator, vinyl to floor, light fitting.

**BATHROOM** Panelled bath with shower over, low level WC, hand wash basin, vinyl to floor, radiator, extractor fan, light fitting.





Total area: approx. 105.7 sq. metres (1137.2 sq. feet)

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)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	73	
(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

Address:  
58 Watson Close Corby NN17 4AN