





42 The Avenue, Corby, NN17 5EE

£320,000

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## "Inner Peace"

This attractive detached house is well located within Priors Hall Park just a short distance from the amphitheatre and the local shopping amenities. The property comes with a single garage and driveway parking and an enclosed rear garden. The accommodation comprises entrance hall, guest WC, utility room, living room and an open plan kitchen/dining room. There is a family bathroom and four bedrooms with an en suite shower room to the main bedroom.

Situated in a nice position and offering well presented accommodation, we are pleased to offer this detached property for sale.

The accommodation features laminate flooring throughout and comprises entrance hall with stairs rising to the first floor landing, and a guest WC.

Accessed from the hall is the utility room which features French doors leading onto the rear garden. There is a ceramic tiled floor and a fitted base unit and plumbing for a washing machine (appliance not included).

The living room is dual aspect featuring French doors which open onto the rear garden.

The kitchen/dining room also features French doors and is fitted with a modern range of wall and base level units with a built in electric oven, gas hob and extractor hood with upstand and some ceramic tiled wall surrounds.

From the first floor landing there is a family bathroom which includes a side panel bath, WC and a pedestal wash hand basin with ceramic tiled wall surrounds.

There are four double sized bedrooms with the main bedroom benefitting from a shower room en suite which includes a shower enclosure, WC and a pedestal wash hand basin with ceramic tiled wall surrounds.

Outside the plot offers an enclosed rear garden which is mainly laid to lawn with a paved patio area. There is a single garage with parking located to the rear of the property.

Modern Detached House

Single Garage

Four Bedrooms

Two Bathrooms

Open Plan Kitchen/Diner

Rear Garden







- Kitchen/Diner - 7.32m x 2.57m (24'0" x 8'5")
- Living Room - 2.97m x 6.3m (9'9" x 20'8")
- Bedroom One - 3.61m x 3.81m (11'10" x 12'6")
- Bedroom Two - 3.61m x 2.51m (11'10" x 8'3")
- Bedroom Four - 2.74m x 2.79m (9'0" x 9'2") (max)
- Utility Room - 2.79m x 1.55m (9'2" x 5'1")
- WC - 1.57m x 0.91m (5'2" x 3'0")
- En suite - 2.08m x 1.65m (6'10" x 5'5")
- Bedroom Three - 3.45m x 2.59m (11'4" x 8'6")
- Bathroom - 2.29m x 1.75m (7'6" x 5'9")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	88	89
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

10 Spencer Court, Corby, Northamptonshire, NN17 1NU

