



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Rochester Road, Corby, Northamptonshire

£260,000

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"Sunny Delight!"

A delightful interior with a south/west facing rear garden, what could be better! Situated within Oakley Vale which offers an excellent range of local amenities this attractive semi detached home is being offered for sale. The smart accommodation comprises entrance hall, guest WC, living room, dining room and a fitted kitchen. Upstairs there is a large landing with archtop window, family bathroom and three bedrooms. Outside there is a driveway, single garage and an attractive garden to the rear.

This attractive semi detached house is situated within a well serviced location which offers strong schooling options and many shops, restaurants and community services.

The accommodation is well presented comprising entrance hall with stairs rising to the first floor landing, there is a storage cupboard and a guest WC.

The living room is dual aspect with a bay window to the front elevation and French doors which lead onto the rear garden.

There is a separate dining room which neighbours the kitchen.

The kitchen is fitted with a range of wall and base level units with work surfaces incorporating a sink with drainer and mixer tap with ceramic tiled wall surrounds. There is a built in single oven, gas hob and extractor hood. There is a zoned utility space and a door which opens onto the rear garden.

The first floor landing is large and airy featuring an archtop window to the front elevation and there is an airing cupboard.

A family bathroom includes a side panel bath, WC and a pedestal wash hand basin with ceramic tiled wall surrounds.

Three bedrooms are on offer with the master bedroom benefitting from a shower room en-suite.

Outside the plot is well maintained offering an enclosed frontage which is laid with an artificial lawn for easy maintenance, a driveway provide car parking and access to the single garage. The south/west facing rear garden is mainly laid to lawn, there is a smart paved patio terrace area which offers a pleasant place to sit out and there is a useful timber storage shed.





- Living Room 4.57m x 3.35m (15'0" x 11'0") Max
- Dining Room 2.9m x 2.21m (9'6" x 7'3")
- Kitchen 2.87m x 2.26m (9'5" x 7'5") + (6' x 6')
- Bedroom One 3.4m x 3.35m (11'2" x 11'0")
- Bedroom Two 3.66m x 2.46m (12'0" x 8'1") Max
- Bedroom Three 2.82m x 2.06m (9'3" x 6'9") Max
- Bathroom 2.13m x 1.68m (7'0" x 5'6")



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.

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