



**HENDERSON
CONNELLAN**
ESTATE AGENTS

69 Cannock Road, Corby, NN17 1YQ

Guide Price £225,000

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"Chasing the Sun"

With a west-facing rear garden perfectly positioned to catch the afternoon and evening sun, this smart three-bedroom end terrace offers an appealing combination of comfort, convenience and outdoor living. Located within the well-served Lloyds area offering great local amenities and schooling options. The accommodation comprises entrance hall and living room linked to a dining area leading to the fitted kitchen. Upstairs provides three bedrooms and a family bathroom. With off-road parking and the added attraction of no onward chain, this is a home ready to make the most of longer days and new beginnings.

Description:

This attractive end of terrace house is situated toward the head of a desirable residential enclave and is being offered for sale with NO CHAIN.

The accommodation comprises entrance hall which leads through to the living room.

The dining area interconnects with both the living room and the kitchen and features French doors opening onto the rear garden.

The kitchen is fitted with a stylish range of wall and base level units with work surfaces incorporating a sink with drainer and mixer tap, ceramic tiled wall surrounds. There is a built-in electric oven, gas hob and extractor hood. There is also space and plumbing for a washing machine. A door opens onto the rear garden.

From the first floor landing there is a shower room which includes a shower enclosure, WC and wash hand basin set into a vanity unit with ceramic tiled wall surrounds and floor.

There are three bedrooms.

The property benefits from a gas fired central heating system and uPVC double glazed windows.

Outside:

The gardens are well maintained with the frontage being laid to lawn with a driveway providing convenient off road car parking space. The rear garden is enclosed and has been attractively landscaped for easy maintenance. There is a useful timber storage shed.

Room measurements:

Kitchen - 2.64m x 2.49m (8'8" x 8'2")

Dining Room - 2.64m x 2.29m (8'8" x 7'6")

Living Room - 4.01m x 4.78m (13'2" x 15'8") max

Bedroom One - 3.51m x 2.74m (11'6" x 9'0")

Bedroom Two - 3.3m x 2.74m (10'10" x 9'0")

Bedroom Three - 2.34m x 1.98m (7'8" x 6'6")

Bathroom - 1.96m x 1.7m (6'5" x 5'7")





- Modern End Terrace Home
- Three Bedrooms
- West facing Rear Garden - Great for Afternoon Sun
- Driveway Providing Off Road Parking
- Attractive Landscaped Rear Garden
- No Chain
- Conveniently Situated for Lloyds Amenities
- Well Presented Interior



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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