



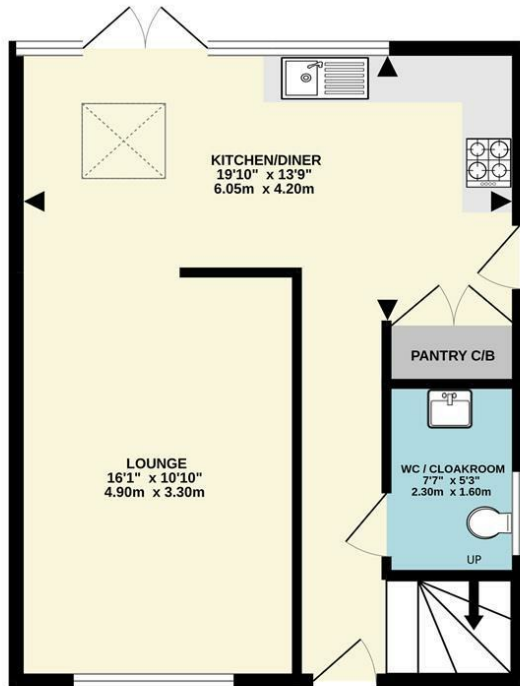
8 Irving Grove, , Corby NN17 2BL Offers Over £250,000

Lucas Estate Agents are pleased to be offering this deceptively large, extended property to the market with NO ONWARD CHAIN. Featuring a double storey extension and 2 brick built outbuildings including a shower room and utility room, this property would make a great family home and is a turn key property. Walking into the front door you will find a lovely light hallway which opens on to the kitchen. To the right is the downstairs WC which is larger than average and could easily make a fantastic utility room/downstairs shower room. Into the kitchen you have a lovely, large open plan area which has been designed with maximum light in mind featuring a large roof light and French doors onto the garden. The dining area is big enough for an 8 person table as well as the lounge being almost 5 metres long enabling you to have multiple sofas or a corner sofa. The kitchen itself is made up of base level units along with a large pantry cupboard and features built in oven and hob as well as a butler style sink. Upstairs you will find 3 large bedrooms, bedroom 1 has built in wardrobes and room for a king sized bed, bedroom 2 is also a double room with views onto the front aspect and bedroom 3 could easily fit a double bed and wardrobes and looks over the rear of the property. The family bathroom upstairs has been fitted in the last 6 months and features brand new bath with shower over, as well as new tiling and a heated towel rail. Outside you will find parking for 5 cars, 2 on the drive and 3 behind the gate. There are 2 brick built outbuildings, 1 with a shower and is fitted as a utility room and one that is great garden storage. The garden is mainly laid to lawn with a patio outside the kitchen French doors and a path that leads to one of the outbuildings. Irving Grove is a very quiet cul-de-sac but is walking distance to shops and doctors/pharmacies. Corby railway station is a 6 minute drive with trains into London St Pancras in under an hour.

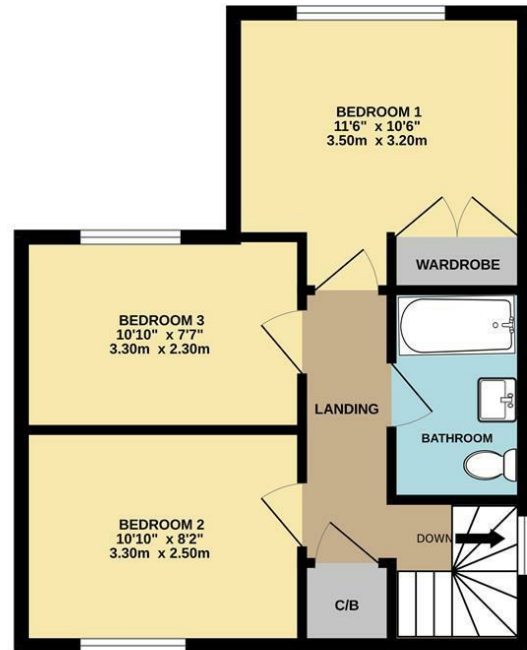
Tenure: Freehold
Energy Rating: C
Council Tax Band: A

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GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



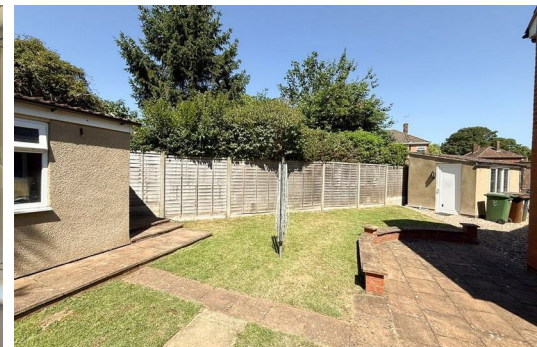
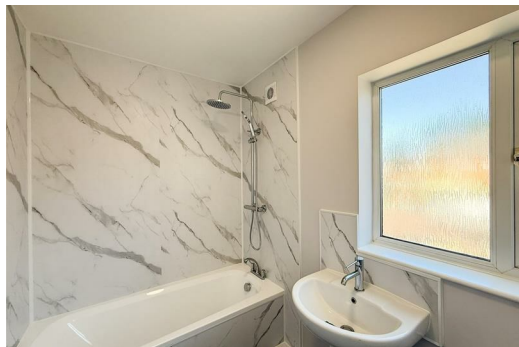
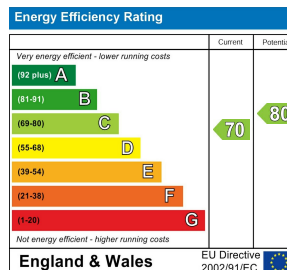
1ST FLOOR
421 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 917 sq.ft. (85.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- 3 Bedroom Semi Detached House
- NO ONWARD CHAIN
- Double Storey Extended
- 2 External Brick Outbuildings
- External Utility Room and Shower
- Parking for 5 Cars



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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