



## 30 Willow Brook Road, , Corby NN17 2ED

### £225,000

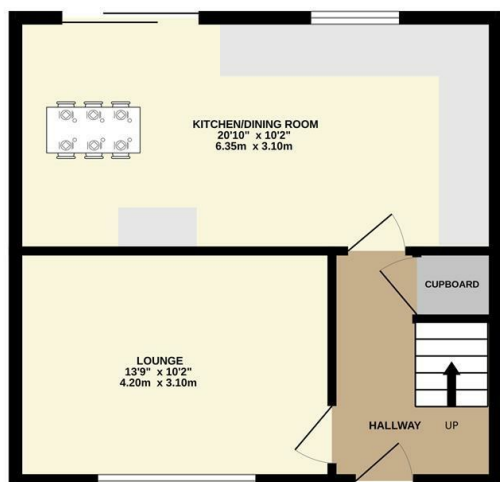
Lucas Estate Agents are pleased to be offering this modernised 3 bedroom, semi detached property to the market with a deceptively large plot. As well as the 2 parking spaces and EV charger at the front, there is also a double length, tandem garage with additional storage at the rear. The garden that keeps going is set up perfectly for a family and has lots of additional features including a greenhouse and pond. Walking into the front door you are welcomed into the hallway with space for shoes and coats to the right and additional shoe storage in the cupboard under the stairs. To the left you will find the lounge with a large window bringing in lots of natural light. The rear of the house is laid out as a large family kitchen/diner and has an abundance of features. The kitchen was installed in 2023 and comes with an integrated dishwasher and washing machine as well as a double oven and a modern extractor unit. Upstairs you will find a modern fitted bathroom with rainfall shower over bath, with sink and toilet and features brick pattern tiling throughout the whole room. Bedroom 1 is over 4 metres long with room for wardrobes or office desks which is how it is currently being used, and has views of the rear garden. Bedroom 2 features built in floor to ceiling wardrobes as well as a long row of additional storage cupboards and there is still plenty of space for a kingsize bed. Bedroom 3 is a smaller single room and has previously been used as an office or nursery room. With modern electrics and boiler, there really isn't anything to be done to this fantastic family home. Locally you will find plenty of green space with primary and secondary schools within walking distance. There are buses near the house that will take you into Corby Town Centre and Corby Train Station.

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

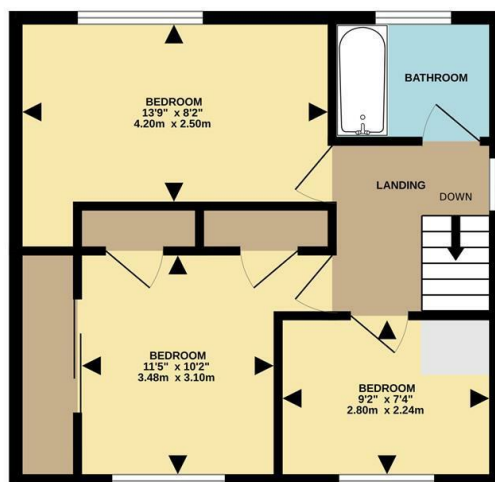
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GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.

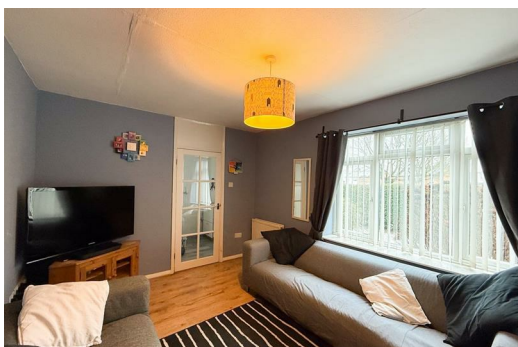


TOTAL FLOOR AREA: 843 sq.ft. (78.3 sq.m.) approx.

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.  
Made with Metropix S2025

- 3 Bedroom Semi-Detached
- Newly Fitted Kitchen
- Integrated Appliances
- Extra Large Garden
- Tandem Garage
- Parking for Multiple Cars
- EV Charger

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</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		
England & Wales		EU Directive 2002/91/EC



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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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