



40 Merlin Road, Corby, NN17 5FQ

£210,000

Stuart Charles are delighted to offer for sale this TWO DOUBLE bedroom semi detached home located in the desirable Priors Hall Park. Situated a short walk from a range of amenities to include schools and shops an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, bedroom one and two and a three piece family bathroom. To the first floor is a large open plan lounge/diner with a galley kitchen and access to a sun terrace. Outside to the front is a split laid lawn with a private gravel area to one side. Off road parking is located to the side for two vehicles. Call now to view!!.

- IDEAL FOR FIRST TIME BUYERS OR AN INVESTOR
- MODERN THREE PIECE BATHROOM
- MODERN KITCHEN
- OFF ROAD PARKING FOR TWO VEHICLES
- CLOSE TO PRIMARY AND SECONDARY SCHOOLS AND SHOPS
- TWO DOUBLE BEDROOMS
- LARGE OPEN PLAN LOUNGE/DINER WITH SUN TERRACE
- LARGE FRONT GARDEN WITH PRIVATE GRAVEL AREA
- THIS HOME HAS TWO SOLAR PANELS THAT RETURN A CHEAPER DAYTIME ELECTRIC WHILE SUNNY
- CLOSE TO ENTERPRISE CENTRE AND MAIN BUS LINK TO CORBY TOWN CENTRE

Entrance Hall

Entered via a double glazed door, radiator, large storage cupboard, doors to:

Bedroom One

12'11 x 10'11 (3.94m x 3.33m)

Double glazed window to front elevation, radiator, tv point.

Bedroom Two

17'6 x 7'5 (5.33m x 2.26m)

Double glazed window to front elevation, radiator.

Bathroom

7'1 x 6'10 (2.16m x 2.08m)

Fitted to comprise a three piece suite consisting of a panel bath with mains feed shower over, low level pedestal, low level wash hand basin, radiator, extractor fan.







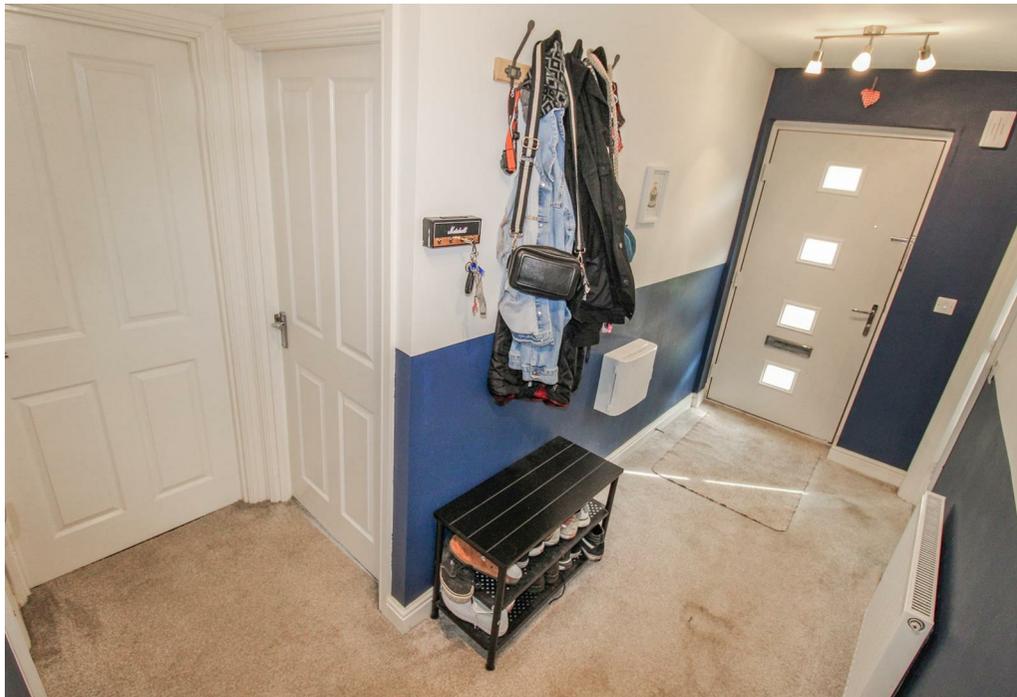
First Floor

Stairs lead to an an open plan living space consisting of:

Lounge/Diner

23'0 x 14'1 (7.01m x 4.29m)

Double glazed window to front elevation, double glazed patio doors to front elevation with Juliet balcony, two radiators, muti media point, space for dining table, door to terrace, archway to:





Kitchen

12'11 x 8'1 (3.94m x 2.46m)

Fitted to comprise a range of base and eye level units with a one and a half bowl steel sink and drainer, electric hob and extractor, electric oven, space for automatic washing machine, space for free standing fridge/freezer, wall mounted combi boiler.

Terrace

Enclosed by steel fence to all sides, outside light.

Outside

Front: Two lawn areas are enclosed by timber fencing and low level hedge and lead to an enclosed storage/gravel area to one side while to the other off road parking is allocated for two vehicle's.





*** PLEASE NOTE PRIORS HALL IS SUBJECT TO
A SMALL MANAGEMENT FEE.



Illustration for identification purposes only, measurements are approximate, not to scale.
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