



30 Merlin Road, Corby, NN17 5FQ



**STUART
CHARLES**
ESTATE AGENTS

50% Shared ownership £120,000

Situated in the ever popular Priors hall park area of Corby this THREE bedroom semi detached home is offered FOR SALE on a 50% SHARED OWNERSHIP basis. An ideal purchase for a first time buyer this home is situated a short walk away from local shops, primary and secondary schools and lots of open green space. The accommodation comprises to the ground floor of an entrance hall, modern kitchen with integrated appliances, guest W.C and a open lounge/diner to the rear. To the first floor are three bedrooms and a three piece family bathroom, the master bedroom also benefits from a three piece en-suite and fitted wardrobes. Outside to the front is a low maintenance laid lawn which leads to a driveway which provides off road parking for multiple vehicles and gives access to the garage. To the rear a patio area leads onto a laid lawn while the garden is enclosed by timber fencing to all sides. Call now to view!!.

- 50% SHARED OWNERSHIP AVAILABLE, MONTHLY SHARED OWNERSHIP PAYMENT £372.00
- GUEST W.C
- 2 DOUBLES AND 1 SINGLE BEDROOM
- OFF ROAD PARKING AND GARAGE
- CLOSE TO SHOPS

- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- LOUNGE/DINER TO THE REAR
- EN-SUITE AND FAMILY BATHROOM
- WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOL
- WALKING DISTANCE TO MAIN BUS LINK INTO CORBY

Entrance Hall

Entered via a double glazed door, radiator, stairs rising to first floor landing, doors to:

Kitchen

10'6 x 8'0 (3.20m x 2.44m)

Fitted to comprise a range of base and eye level units with a one and a half bowl sink and drainer, gas hob with extractor, electric oven, plinth heater, integrated fridge/freezer, integrated

washing machine, integrated dishwasher, double glazed window to front elevation.

Guest W.C

Fitted to comprise a two piece suite consisting of a low level pedestal, low level wash hand basin, radiator, extractor fan.







Lounge/Diner

15'0 x 11'9 (4.57m x 3.58m)

Double glazed French doors to rear elevation, radiator, multi media point, under stairs storage.

First Floor Landing

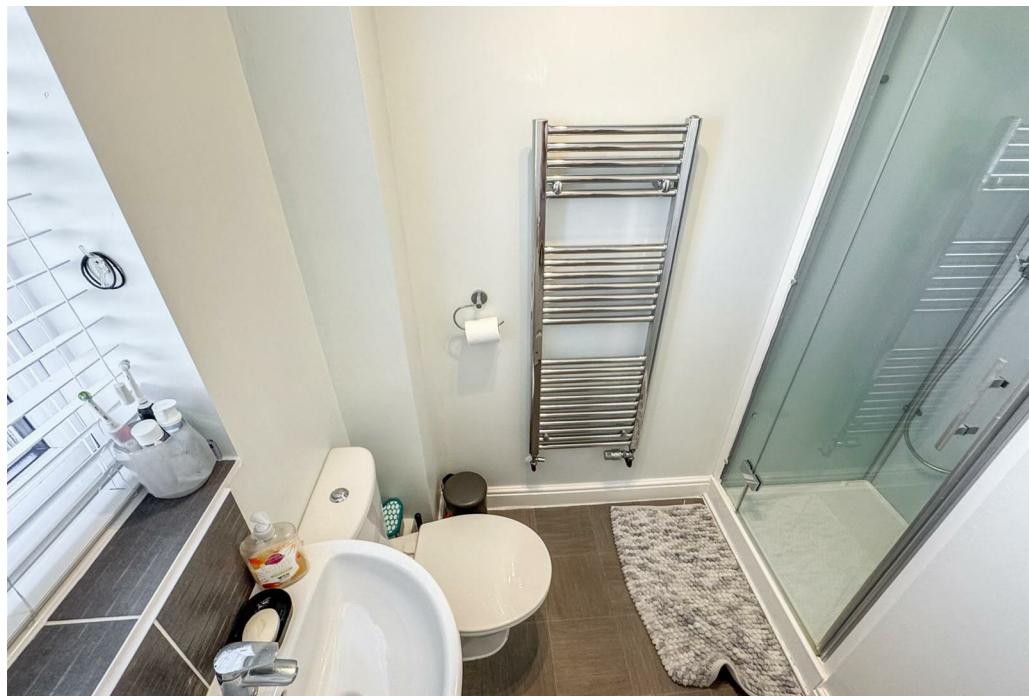
Stairs rising to first floor landing, loft access, doors to:

Bedroom One

10'0 x 9'6 (3.05m x 2.90m)

Double glazed window to rear elevation, radiator, doors to:





En-Suite

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

Bedroom Two

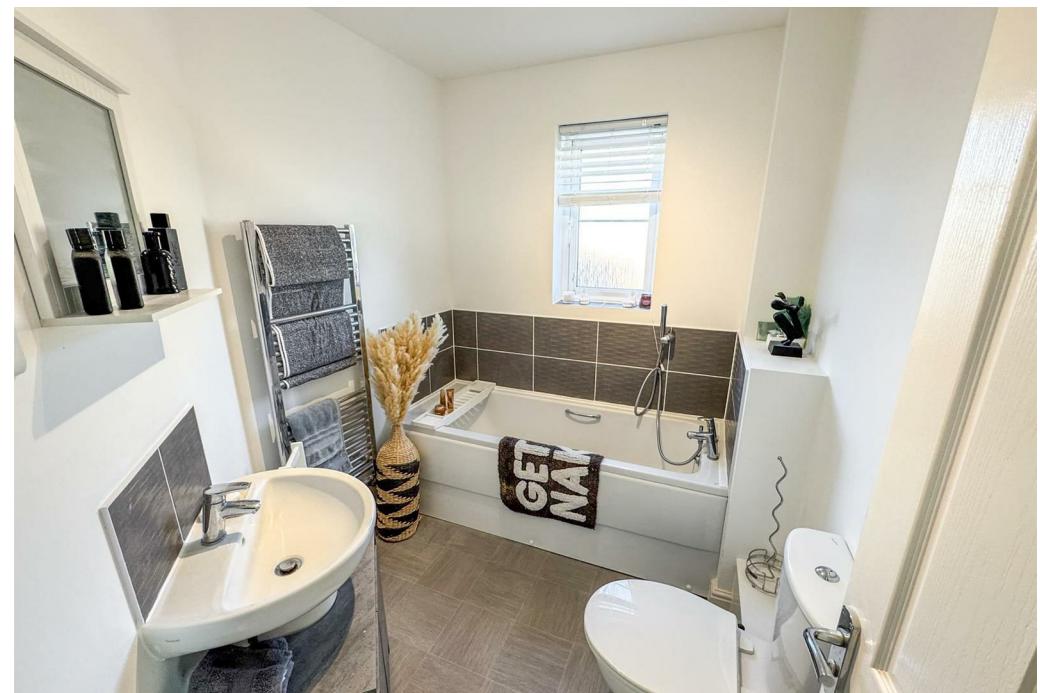
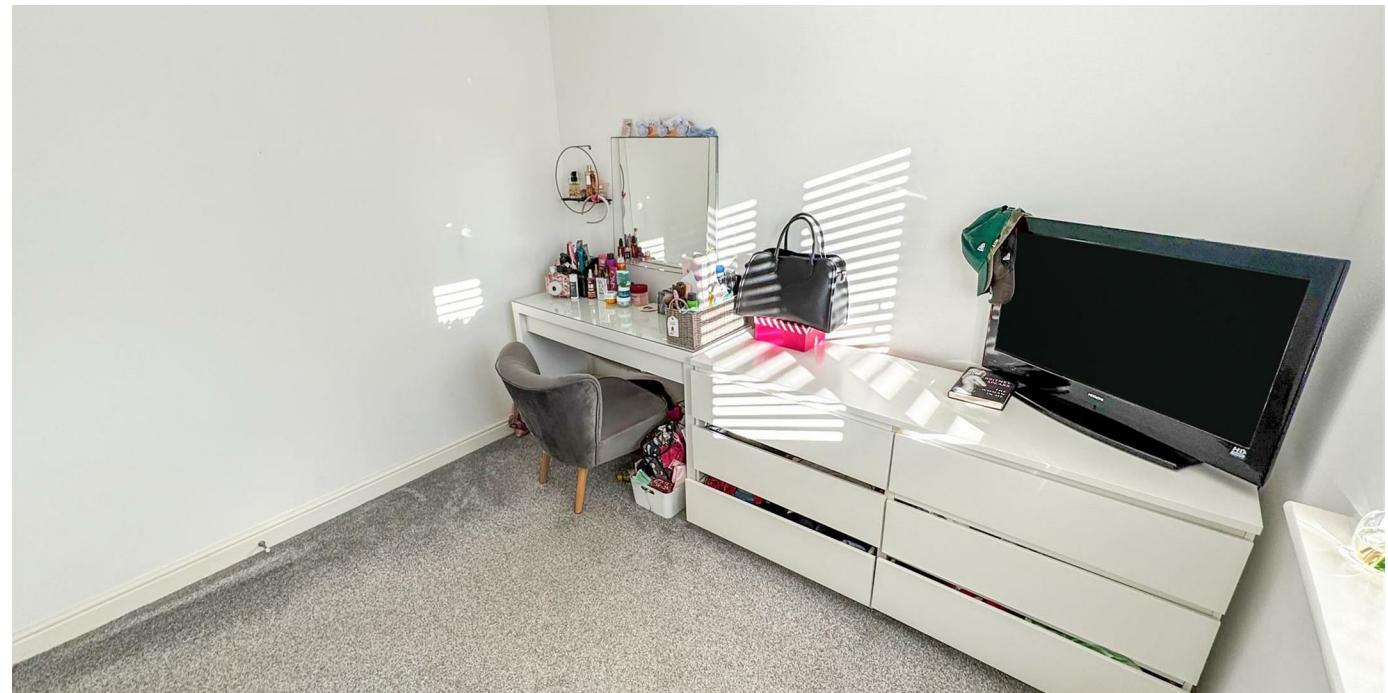
9'0 x 8'4 (2.74m x 2.54m)

Double glazed window to front window, radiator.

Bedroom Three

9'9 x 6'8 (2.97m x 2.03m)

Double glazed window to front window, radiator, airing cupboard.

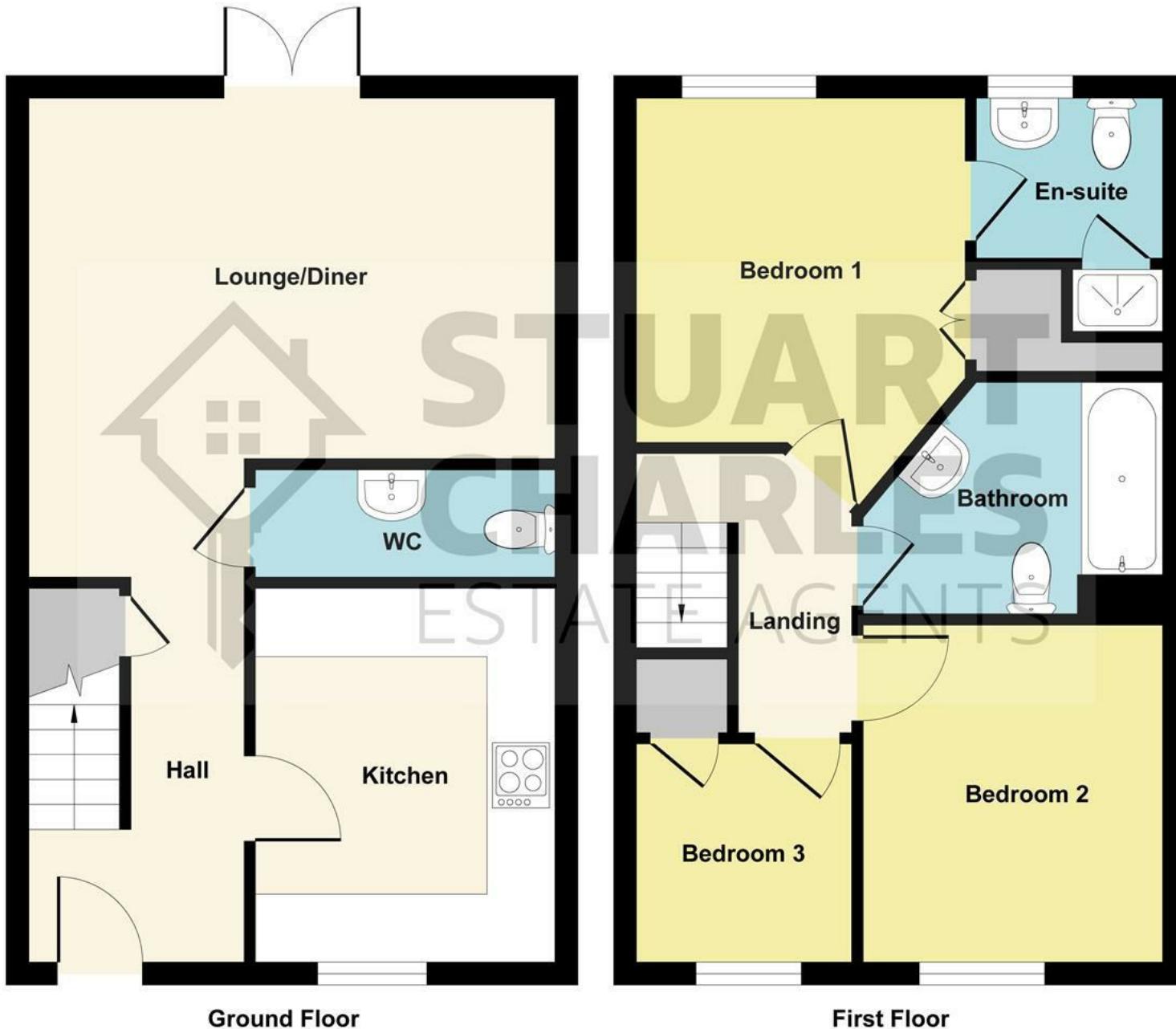




Bathroom

Fitted to comprise a three piece suite consisting of a panel bath with mixer shower, low level wash hand basin, low level pedestal, radiator, extractor. double glazed window to side elevation.





Ground Floor

First Floor

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

Produced by Elements Property

Outside

Front: A laid lawn leads to a driveway that provides off road parking for two vehicles and leads to a garage.

Garage: With up and over door, power and light connected.

Rear: A patio area leads onto a laid lawn and is enclosed by timber fencing to all sides, gated access to side elevation.

Management fees for Priors Hall park yearly are covered by the shared ownership company included in the monthly fee.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	87	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/81/EC