

Whilst every attempt has been made to ensure the accuracy of the floor plan and details 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 have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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**Corby**  
1A SPENCER COURT  
CORBY  
NORTHAMPTONSHIRE  
NN17 1BH

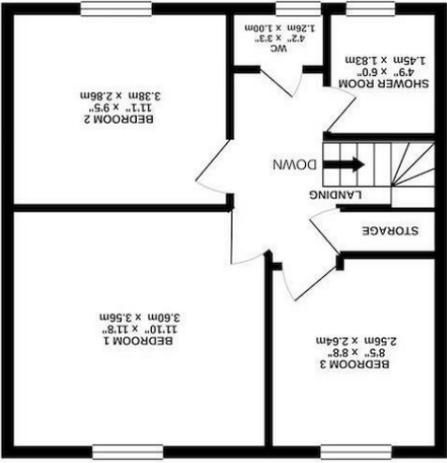
**Thrapston**  
22 HIGH STREET  
THRAPSTON  
NORTHAMPTONSHIRE  
NN14 4JH

**Rothwell**  
30 HIGH STREET  
ROTHWELL  
NORTHAMPTONSHIRE  
NN14 6BQ

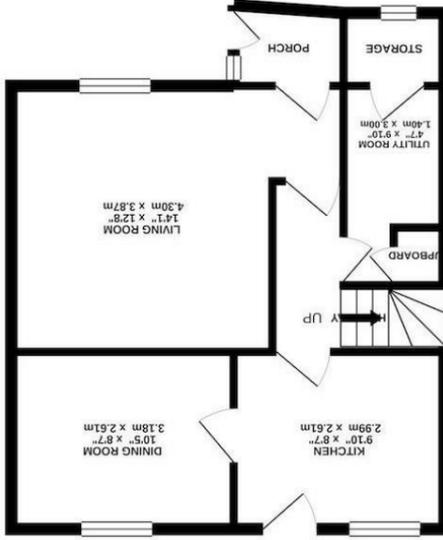
**Kettering**  
12B HORSEMARKET  
KETTERING  
NORTHAMPTONSHIRE  
NN16 0DQ

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TOTAL FLOOR AREA: 864 sq ft. (80.3 sq m.) approx.



1ST FLOOR  
415 sq.ft. (38.5 sq.m.) approx.



GROUND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



27 Totnes Close, Corby, NN18 8DB  
£155,000



Style- Terrace

Location- Corby

Parking- Potential Off Road Parking

A much loved and immaculately presented family home is offered to the market with no onward chain and enjoys a quiet cul-de-sac position. The spacious accommodation comprises two reception rooms, kitchen, utility room, store, three good sized bedrooms, a shower room and a separate w/c. Outside, you'll find a highly private rear garden that is fully enclosed by tall hedgerow and is mostly laid to lawn with well stocked flower beds to the borders and a paved patio area, perfect for outdoor furniture. The property is ideally situated on the popular Exeter estate in Corby and is within walking distance to a wealth of amenities including a Tesco Extra superstore, Lidl supermarket, restaurants, schools, The Autumn Centre, Corby railway station and a park on the doorstep!

The property is entered via the porch and gives access into the bright and airy living room, which offers a large window to the front aspect and a feature fireplace. Fitted with a range of eye and base level units, the kitchen comprises a cooker with space a fridge/ freezer and a door opening out to the rear garden. The second reception room currently functions as an additional bedroom but could be utilised as a separate dining room, ideal for family entertaining. To complete the ground floor accommodation, there is a store and a utility room housing a freezer, tumble dryer and a washing machine. The first floor gives access to all three bedrooms, shower room and the separate w/c. The shower room is complete with a shower cubicle and a pedestal wash hand basin.



**Living Room**  
14'1" x 12'5" (4.3 x 3.8)

**Kitchen**  
6'6" x 8'6" (2.0 x 2.6)

**Dining Room**  
10'2" x 8'2" (3.1 x 2.5)

**Utility**  
9'10" x 5'2" (3.0 x 1.6)

**Bedroom 1**  
21'7" x 11'5" (6.6 x 3.5)

**Bedroom 2**  
10'9" x 9'2" (3.3 x 2.8)

**Bedroom 3**  
8'6" x 8'2" (2.6 x 2.5)

**Shower Room**  
5'10" x 4'7" (1.8 x 1.4)

**W/C**  
3'11" x 3'3" (1.2 x 1.0)