

27 Halifax Square  
Corby  
Northamptonshire  
NN18 0NZ

£230,000



OSCAR JAMES

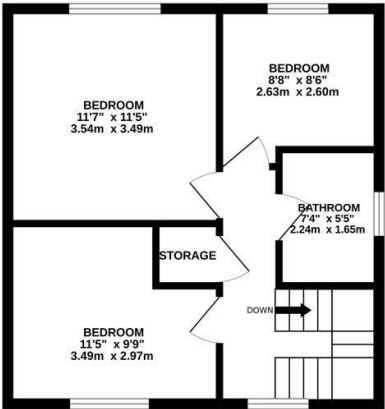
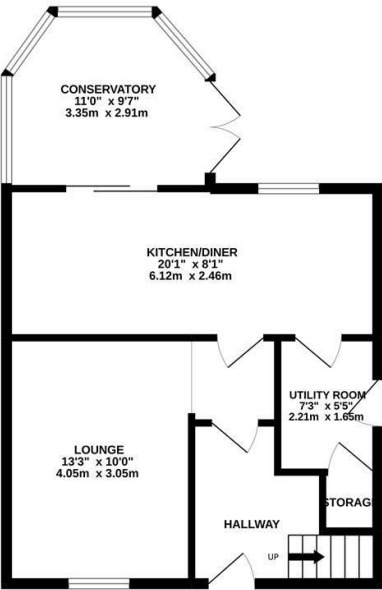
...expect excellence



# FLOOR PLANS

GROUND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.

1ST FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 952 sq.ft. (88.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Metreplex 12/2022



## AT A GLANCE...



Spacious Lounge with Stunning Feature Fireplace



Well Proportioned Kitchen/Diner with Separate Boot Room



Three Generously Sized Bedrooms



Modern Refitted Family Shower Room with Large Shower Cubicle



Immaculately Presented Low Maintenance Rear Garden



Communal Parking Bays to the Front of the Property





## WHAT'S GREAT?

Situated in the ever popular Beanfield Estate within Corby is this attractively presented three bedroom family home that would be perfect for anybody looking to just add furniture. Located within close proximity to an array of local amenities including local primary schools, shops and Town Centre; this wonderful property has been lovingly updated internally and externally by the current owners.

The property offers a attractive frontage and upon entry leads into a well proportioned hallway leading to both the formal lounge and kitchen/diner. Hardwood flooring follows from the hall to the lounge and you will be met by a cosy space for all the family to enjoy which benefits from a feature fireplace to enjoy all year round. Finally off the hallway is a spacious kitchen/diner that provides a host of eye level/base units, copious amounts of room for a dining table and patio doors leading to a versatile conservatory. The conservatory can be used as a second reception room that really adds to the versatility of this wonderful home. Completing the ground floor is a small boot room/storage area that provides plenty of storage and side door access to the garden.

To the first floor are three generously sized bedrooms that have been recently redecorated, a modern three piece shower room that benefits from a large double shower cubicle and finally loft access.

The rear of the property compliments the front due to the attractive nature and is sure to be the envy of friends and family alike. A large artificial lawned area provides greenery all year round with the added bonus of being low maintenance, a large decked hosting area and a further separate decked area which creates the perfect entertaining garden. Finally is side gated access that leads to both the front of the property and communal parking bays.

Call Oscar James now to book a viewing on this wonderful home and to avoid disappointment.

...expect excellence





# SELLER'S SECRET



Why we like it....

OSCAR JAMES

13 New Post Office Square | Corby | NN17

1PB

01536 400900

[www.oscar-james.com](http://www.oscar-james.com)

To buy or not to buy....

---

---

---

---

---