

5 Welford Grove  
Corby  
Northamptonshire  
NN17 2PQ

£280,000

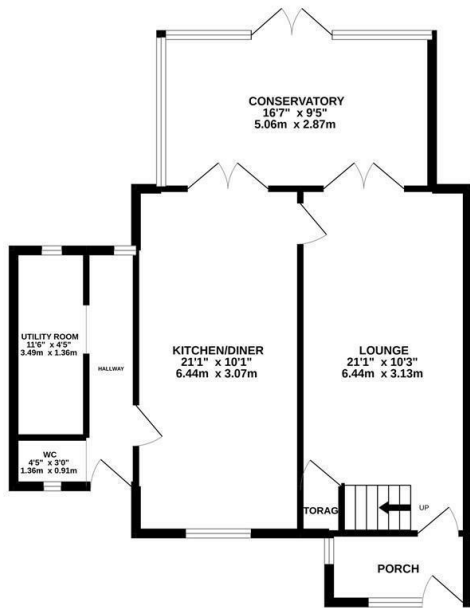


OSCAR JAMES

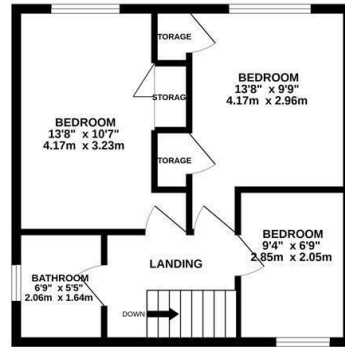
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# FLOOR PLANS

GROUND FLOOR  
730 sq.ft. (67.8 sq.m.) approx.



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



TOTAL FLOOR AREA: 1145 sq.ft. (106.3 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.

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## AT A GLANCE...



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## WHAT'S GREAT?

Situated in a quiet cul-de-sac location and within a stones throw of local woodlands and Woodnewton Primary School is this deceptive three bedroom semi-detached family home that has been lovingly upgraded by the current owners.

Tastefully extended to the rear and situated on a corner plot, this wonderful home would provides plenty of versatile living and has further potential for extensions (STPP).

Upon entry you are greeted by a welcoming porch extension which leads into the formal lounge. Tastefully decorated with wooden flooring and a feature fireplace that is perfect for those cosy nights in. Leading from the lounge is the spacious kitchen/diner that is filled with a mixture of wall/base units and plenty of room for a large dining table. Connecting the two dual aspect rooms to the rear is a beautiful orangery extension with glass pitched roof. Flooded with natural light and a perfect extension to both rooms, this cleverly designed space creates a versatile living space that can be re-designed to the new owners desire. Finally completing the ground floor is a utility room and downstairs W/C that can be found off the kitchen via an internal side door.

To the first floor are three generously sized bedrooms with both bedrooms one and two benefiting from built in storage and finally is a modern fitted three piece family bathroom with shower over.

The rear of the property provides an expansive space that has been landscaped by the current owners to provide a large patio area, generous laid to lawn area, summerhouse and side gated access leading to the front. Due to the size and privacy of the rear garden, this wonderful space can be transformed into your own perfect eutopia.

Whether you wish to extend, create extra parking or have a beautiful large garden; all is possible here.

Further benefits include off road parking for multiple vehicles via a shared driveway and potential to extend (STPP).

Call Oscar James now to book a viewing and to avoid disappointment.

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# SELLER'S SECRET



Why we like it....

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To buy or not to buy....

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