



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



# 48 Watson Close, Corby, Northamptonshire

£225,000

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"Lots of Lovely Benefits!"

This end terrace house comes with an attached driveway and a single garage, there is an enclosed SOUTH/WEST facing rear garden and the accommodation has been upgraded with a smart conservatory addition. Further accommodation comprises entrance hall, guest WC, fitted kitchen, living room and conservatory. There are three bedrooms, family bathroom and a shower room en suite.

This end terrace house is situated in a modern development off Rockingham Road which is conveniently positioned for the Aldi super market and the Lloyds/Lodge Park locations for further amenities and schooling.

The accommodation comprises entrance hall with a ceramic tiled floor, stairs rise to the first floor landing and there is a guest WC.

The kitchen is fitted with a range of wall and base level units with work surfaces incorporating a sink with drainer and mixer tap with ceramic tiled wall surrounds. There is a built in Bosch oven, gas hob and an extractor hood. There is a ceramic tiled floor.

The living room features a timber laminate floor, double doors lead into the conservatory addition which features a solid wood floor and French doors which open onto the rear garden.

From the first floor landing there is a family bathroom which includes a side panel bath with mixer shower and screen, WC and a pedestal wash hand basin with ceramic tiled wall surrounds.

There are two bedrooms on this floor with a door leading to a stair case which rises to the main bedroom suite which benefits from fitted wardrobes and a shower room en suite. There are Velux windows to both the front and rear roof elevations.

End Terrace Town House

Three Bedrooms

Conservatory

Attached Driveway

Single Garage

Bathroom

En Suite Shower Room

South West Facing Rear Garden





- Kitchen - 3.05m x 1.91m (10'0" x 6'3")
- Living Diner - 3.96m x 4.32m (13'0" x 14'2")
- Bedroom 1 - 3.96m x 3.96m (13'0" x 13'0")
- Bedroom 2 - 3.33m x 2.57m (10'11" x 8'5") (max)
- Bathroom - 1.91m x 2.01m (6'3" x 6'7")
- WC - 1.83m x 0.91m (6'0" x 3'0")
- Conservatory - 2.64m x 2.49m (8'8" x 8'2")
- En-suite - 1.98m x 1.52m (6'6" x 5'0")
- Bedroom 3 - 2.77m x 1.91m (9'1" x 6'3")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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