



12 Livingstone Road  
Corby, NN18 8SP



**Simpson West**



Enjoying an attractive position within this much sought after road, which can be found within the popular Oakley Vale area, is this immaculately presented detached residence which really must be seen internally if it is to be fully appreciated. This rarely available family home provides accommodation to include an imposing reception hall, cloakroom/WC, a dual aspect living room, dining room, study, and a superb fully fitted kitchen/breakfast room with a central island and range of integrated appliances and a separate utility area. The first floor provides FOUR well balanced bedrooms, with the master boasting a walk-in dressing room with fitted furniture and en-suite facilities. There is also a good sized, fully tiled family bathroom. Outside, there is a highly attractive established frontage which continues to one side, whilst the rear garden leads with a patio area onto a predominately lawned garden which is enclosed by easy maintenance walling. There is also a double garage which is set to the rear of the property and which has been improved to provide a versatile room and is currently being used as a games room. The property also boasts a highly efficient solar panel system which has 13 years left on its tariff. A fantastic home that must be seen!  
Energy Rating to be confirmed. Council Tax Band E.

£415,000

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Floor plan not to scale - for guidance purposes only.  
 Floor plan created by Simpson West for their use.  
 Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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	





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**Simpson  
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Journey Personal



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