



20 Huntingdon Close  
Corby, NN18 8RG



**Simpson West**



Occupying an attractive position within this sought after cul-de-sac which can be found within the popular "Oakley Vale" area, is this well-presented detached property which provides well balanced accommodation ideally suiting a family. Features include a reception hall, cloakroom WC, living room, separate dining room, and a superb, excellent sized kitchen/breakfast room fitted with a range of integrated appliances. The first floor offers FOUR BEDROOMS with the master enjoying en-suite facilities and there is also a family bathroom. Outside, there is pleasant, highly attractive frontage with a driveway set to one side providing OFF ROAD PARKING for two vehicles and leads to the GARAGE. However, in our opinion the rear gardens are a particular feature as they are landscaped, highly private, and are of excellent size. Therefore, an early visit is highly recommended to this rarely available family home which is certain to attract considerable interest. Energy Rating C. Council Tax Band D.



£344,950

4 2 1





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	

75

85





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