



12 Corby Road

Kettering, Northamptonshire NN14 1DB



Simpson West

Occupying a pleasant position within the sought after village of Stanion, is this rarely available, extended detached property which is presented in excellent condition throughout. Having been much improved by the present owners the property offers accommodation to include an entrance porch, reception hall, cloakroom/WC living room with a wood burning stove, study/home office, and a fantastic extended kitchen/breakfast/dining room which includes an island and integrated appliances. The first floor provides THREE BEDROOMS and a modern family bathroom. Outside, there is an attractive open plan lawned frontage with a block paved driveway providing OFF ROAD PARKING for several vehicles leading to the GARAGE. There is a small decked rear garden which is a sun trap and which links to the driveway. The property also benefits from an owned solar panel system.

A visit to the property is highly recommended if its many features are to be appreciated.

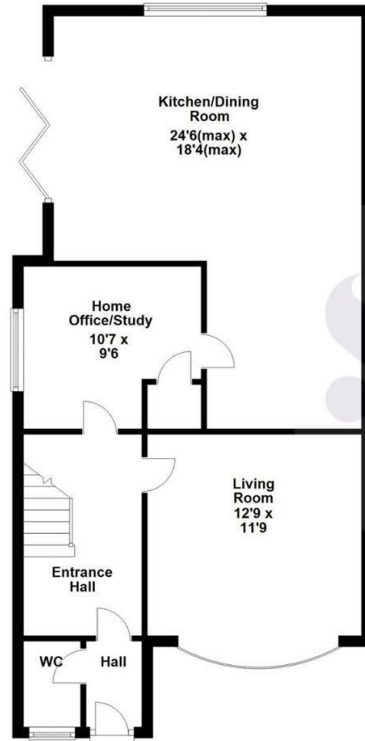
Energy Rating E. Council Tax Band C.



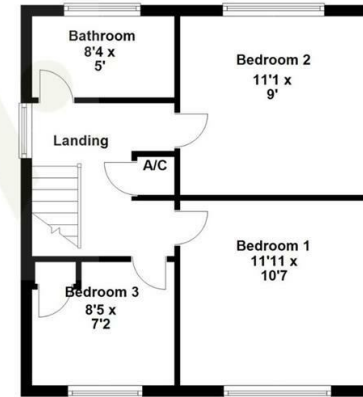
£369,950



Ground Floor



First Floor



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		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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