



4 Cattle Close

Corby, Northamptonshire NN18 8LJ



Simpson West

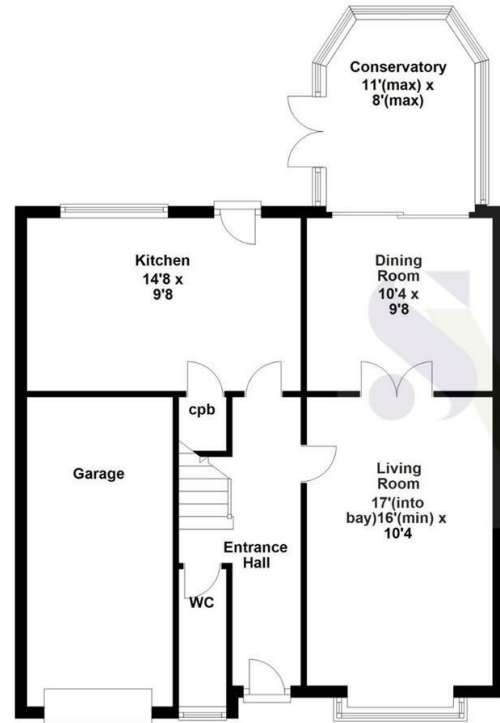
Enjoying an attractive position within this much sought after cul-de-sac, is this rarely available detached property which is being offered for sale with NO CHAIN. The property offers accommodation to include a reception hall, cloakroom/WC, living room with fireplace, separate dining room and an excellent sized fitted kitchen/breakfast room and conservatory. The first floor provides THREE BEDROOMS with the master boasting en-suite facilities and there is also a refitted shower room. Outside, there is a smart open plan lawned frontage and a double width driveway provides OFF ROAD PARKING for two vehicles and leads to the GARAGE. The rear garden is a particular feature as it offers considerable privacy and is highly established. Only by visiting this the property will the property's position and floor plan be fully appreciate therefore viewing is highly advised!
Energy Rating C. Council Tax Band D.



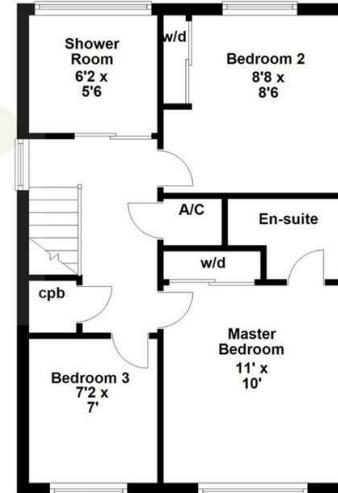
£285,000



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 | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | 74 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



When you buy with Simpson West, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
West**

Making Every
Journey Personal



01536 202007

info@simpsonwest.co.uk

<https://www.simpsonwest.co.uk/>

64 Corporation Street, Corby, Northants, NN17 1NH