



56 Livingstone Road
Corby, NN18 8TR



Simpson West

Occupying an attractive cul-de-sac position which can be found within the much sought after Oakley Vale, this well-presented detached residence provides highly spacious living accommodation to include an imposing reception hall, cloakroom/WC, living room, study, and a truly outstanding fully fitted kitchen/breakfast dining room with a range of integrated appliances and a separate utility room. The first floor provides FOUR BEDROOMS with the master boasting fitted wardrobes and en-suite facilities, there is also a family bathroom. Outside, there is an open plan lawned frontage which is complimented by a block paved area which provides additional parking as there is also a GARAGE with parking to its front which is set directly in front of the property.

The rear garden is of excellent size with a patio leading on to a predominately lawned garden which offers a high degree of privacy.

An early visit is highly recommended if the property's highly spacious accommodation is to be fully appreciated! Energy Rating B. Council Tax Band D.



£375,000





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	86	88
(69-80) C		
(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