



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.



Offers In Excess Of £350,000



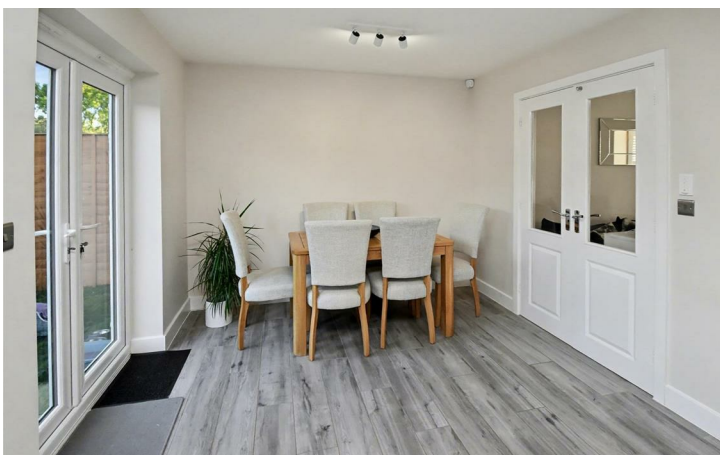
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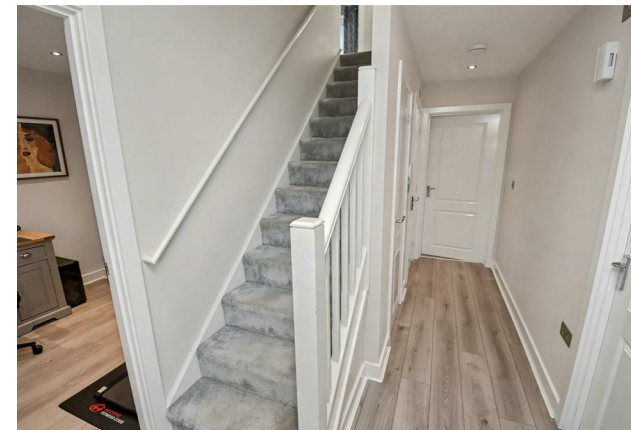
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Floor plan not to scale - for guidance purposes only.
 Floor plan created by Simpson West for their use.
 Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	



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