



140 Kestrel Road

Corby, Northamptonshire NN17 5FP



Simpson West

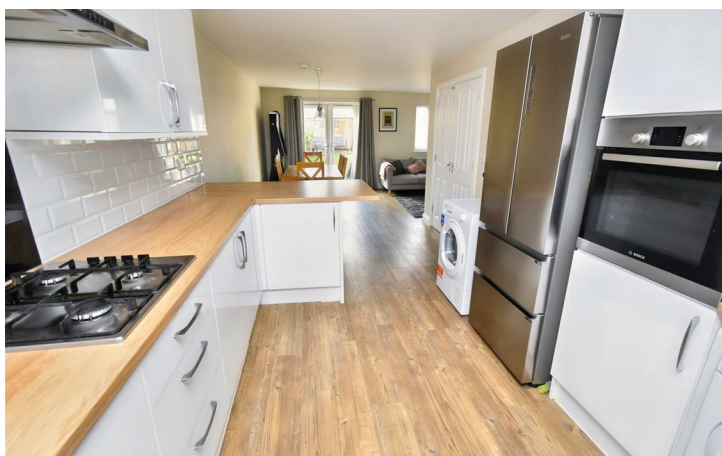
Enjoying an attractive position within the much sought after Priors Hall Park, and being perfectly positioned close to an array of local amenities including shops, primary/secondary schools and children's play parks, this attractive FOUR BEDROOMED three storey home must be seen internally if it is to be truly appreciated. Priors Hall Park is set within nine hundred acres of parkland and Park is the perfect location for families looking to relocate, those looking for a scenic retreat, or simply anyone looking for a modern style of living. Providing accommodation over three floors, accommodation includes an imposing reception hall, cloakroom/WC, and a stunning open plan fitted kitchen/dining room/sitting room with the kitchen boasting integrated appliances. The first floor enjoys an L shaped living room with two sets of French doors leading onto a full width balcony which is the perfect place to take in the views opposite. The master bedroom is also set to this floor and benefits from fitted wardrobes and en-suite facilities, there is also a separate cloakroom/WC The second floor provides three further double bedrooms and a bathroom. Outside, there is an attractive enclosed frontage with the rear gardens being laid to lawn and are complimented by a good-sized patio area and provide access to OFF ROAD PARKING for TWO VEHICLES which is set to the rear of these gardens. Energy Rating B. Council Tax Band D.

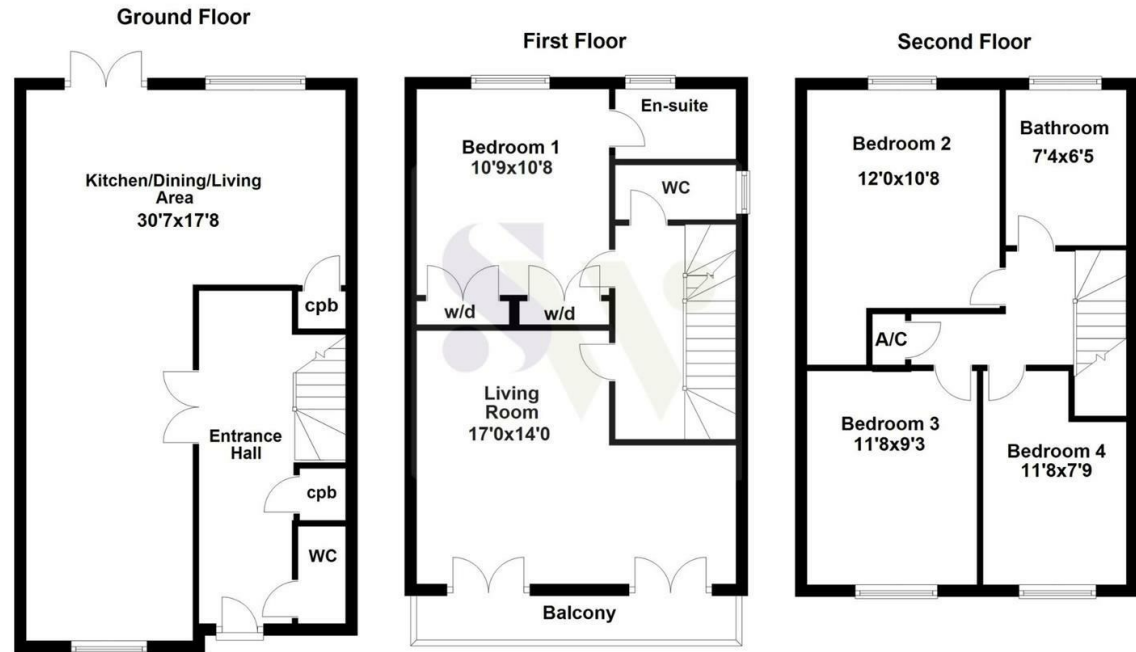
Urban and Civic Estate Charge Applicable £286pa.



£305,000

4 2 2





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		
(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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