

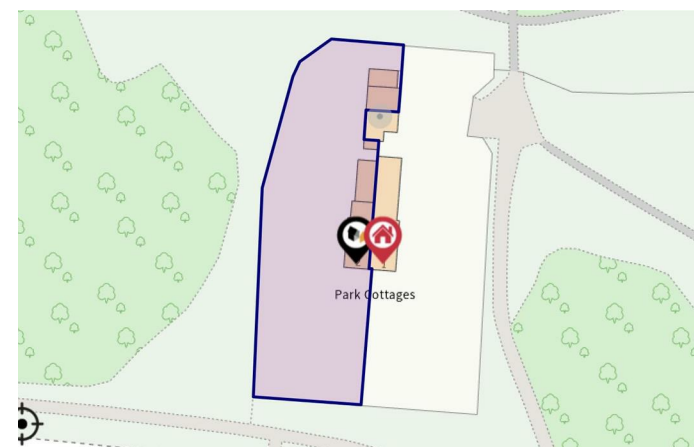


Park Cottage Willow Brook Road
Corby, NN17 2UG



Simpson West

This is an extremely rare opportunity to acquire this highly individual stone cottage which boasts an attractive Collyweston slate roof and sits within 1/3 acre of highly established, well-maintained grounds that without doubt provide both the perfect tranquil and private setting that simply must be seen if it is to be truly appreciated. This unique home provides accommodation to include a 27'6 x 10,8 living/dining room with a solid fuel burning stove which is set to a feature chimney breast, and a refitted kitchen includes integrated appliances. Ther first floor provides two double bedrooms with the master boasting fitted wardrobes and there is also a refitted shower room. Outside, these wonderful lawned gardens are set to the front of the property and a perfectly complimented by a wide variety of established trees, shrubs, and bushes. There is also an attractive seating area set beneath a pergola with a summerhouse, greenhouse, and an outside WC also available. OFF ROAD PARKING potentially for several vehicles is approached via electric gates from Willow Brook Road to a CAR PORT. Two GARAGES are also available; these are accessed via a separate road to the right-hand side of the property which provides right of way there is also a second CAR PORT to this area. An absolute must see home therefore an early visit is highly advised! Council Tax Band B. Energy Rating E.



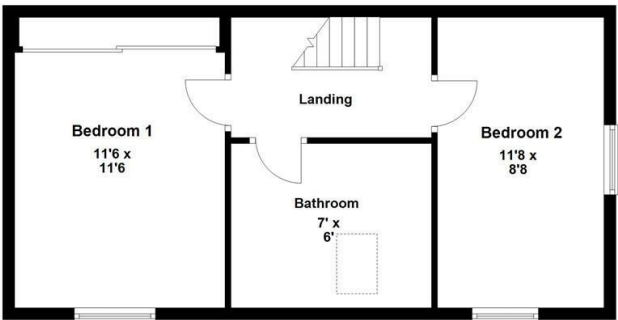
£375,000



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



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