



36 The Lawns
Corby, NN18 0TA



Simpson West

Situated within the highly sought after area of 'The Lawns' this beautifully extended four bedroom detached home presents the perfect opportunity to secure a thoughtfully designed home, perfect for modern family living. This spacious property offers versatile accommodation and impressive outdoor space, making it the ideal forever home. Inside, the ground floor boasts a stunning open plan living area, seamlessly blending the kitchen, dining, and lounge spaces with feature fireplace and media wall perfect for both everyday life and entertaining. Bi-fold doors flood the space with natural light and open directly onto the landscaped rear garden, creating a wonderful indoor-outdoor flow.

Upstairs, the property offers three double bedrooms alongside a spacious single bedroom, ideal for a child's room, guest room, or home office. A well appointed family bathroom completes the first floor. Outside, the landscaped rear garden is a true highlight, featuring a large patio area ideal for alfresco dining and a stylish garden studio, perfect as a home office, gym, or relaxation space. To the front, a large driveway provides ample parking for multiple vehicles.

This fantastic home combines space, style, and flexibility in a desirable location — early viewing is highly recommended. EPC rating C. Council tax band D.

Offers In Excess Of £360,000



4



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Simpson West



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	

Current: 70
Potential: 82



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