



16 Calamint Road  
Corby, NN17 5HE



**Simpson West**

## The Bradgate

| The Bradgate is a modern, four-bedroom home designed with family living in mind. The ground floor features an office, an open-plan kitchen with dining and family areas and French doors lead out onto the spacious garden.

On the first floor you will find four double bedrooms, the principal with an en suite and the family bathroom.

### Developers Notes:

- Four bedroom home
- Open plan kitchen dining family room
- French doors onto garden
- Main bedroom with en suite
- Stamp Duty Paid
- Detached garage

£449,000



4

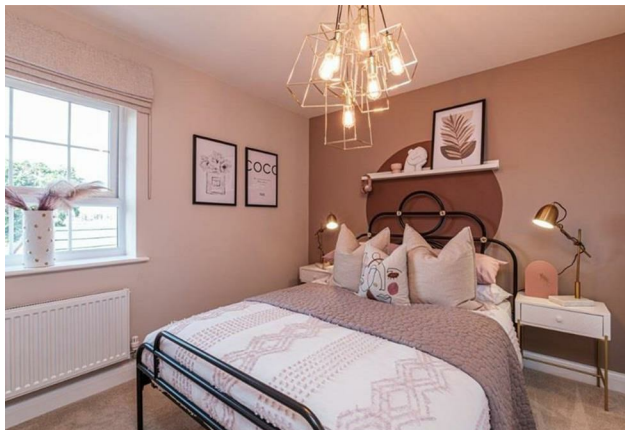


2



2





| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



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