105 Boughton Road

Corby, NN18 8NY

Simpson West

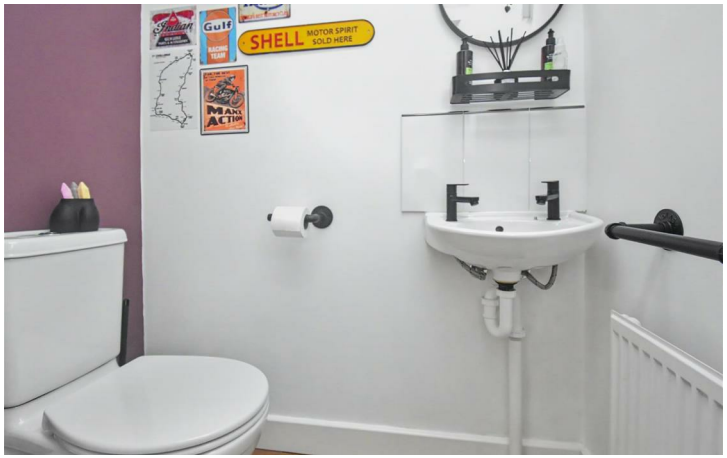
Pleasantly positioned within the highly sought after Oakley Vale development, this immaculately presented three storey townhouse offers stylish and spacious accommodation throughout and must be viewed to be fully appreciated. Upon entering, you are welcomed by an impressive and light filled reception hall, complemented by a convenient cloakroom/WC. The contemporary fitted kitchen benefits from integrated appliances, while the generous living/dining room features attractive Karndean flooring and French doors opening onto the beautifully landscaped rear garden, creating an ideal space for both relaxing and entertaining. The first floor offers two well proportioned double bedrooms together with a modern refitted family bathroom. Occupying the entire top floor, the stunning principal suite boasts an exceptionally spacious bedroom, a large walk in wardrobe, and a stylish refitted en-suite shower room.

Externally, the property enjoys a low maintenance tiered front garden while the rear garden has been thoughtfully landscaped with privacy and entertaining in mind. A rear access gate leads to the single garage complete with power and lighting together with a driveway providing off road parking. Wiring for EV charging has also been installed to the garage (charger not included).

Energy Rating C. Council Tax Band C.

Offers Over £249,500

3 3 1



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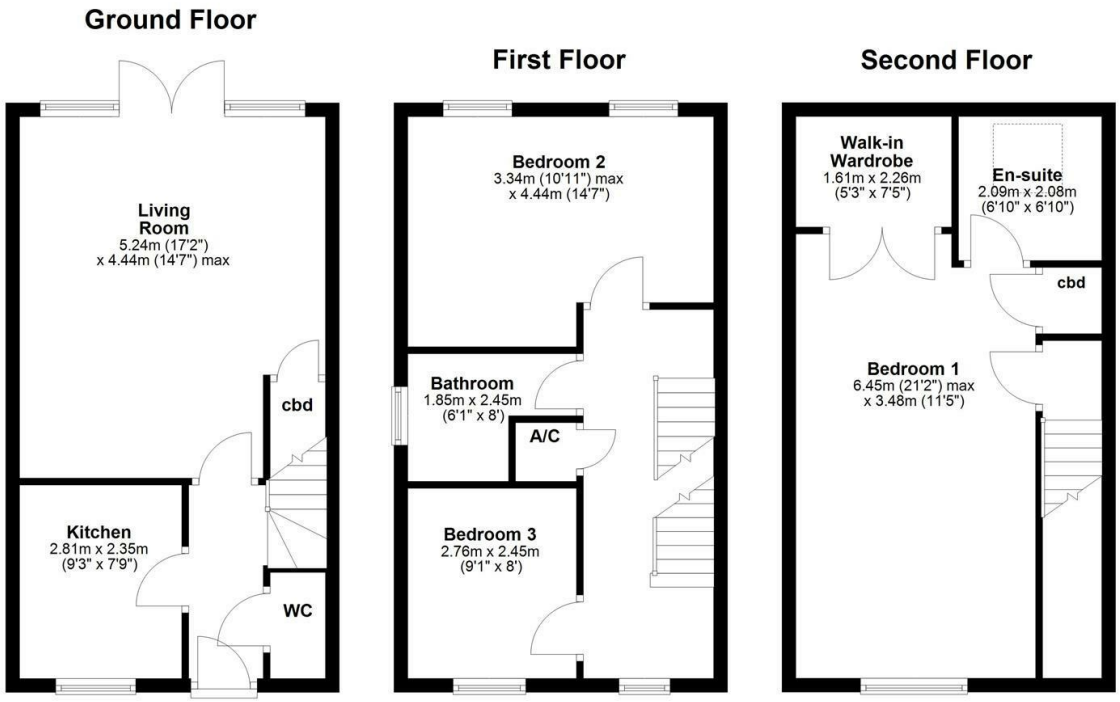
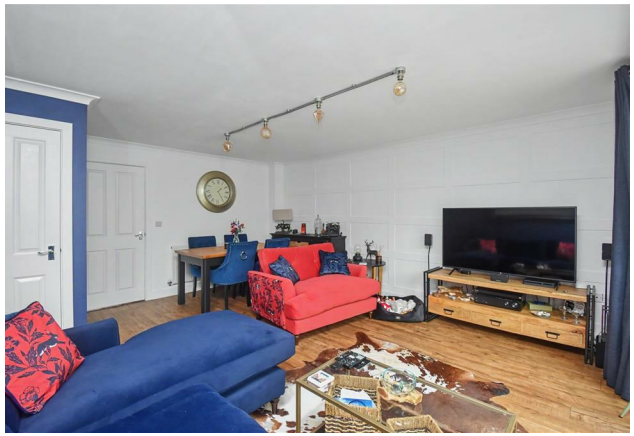
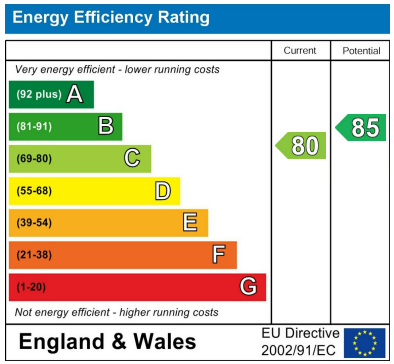

Ground Floor
Living Room
5.24m (17'2")
x 4.44m (14'7") max
cbd
Kitchen
2.81m x 2.35m
(9'3" x 7'9")
WC
First Floor
Bedroom 2
3.34m (10'11") max
x 4.44m (14'7")
Bathroom
1.85m x 2.45m
(6'1" x 8')
A/C
Bedroom 3
2.76m x 2.45m
(9'1" x 8')
Second Floor
Walk-in Wardrobe
1.61m x 2.26m
(5'3" x 7'5")
En-suite
2.09m x 2.08m
(6'10" x 6'10")
cbd
Bedroom 1
6.45m (21'2") max
x 3.48m (11'5")




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
80
85
England & Wales
EU Directive 2002/91/EC

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