



77 Flaxland Way

Corby, NN17 5GQ



**Simpson West**

Simpson West are delighted to present this immaculately presented, three bedroom family home, built by Barratt Homes and ideally positioned within the highly sought after Priors Hall Park development. Occupying an attractive corner plot, the property enjoys a pleasant setting within walking distance of the local school, shops, parks and a range of everyday amenities making it perfectly suited to modern family living. The well appointed accommodation comprises a welcoming entrance hall, a spacious living room with French doors opening onto the rear garden and a separate dining room enhanced by a stylish bay window. The contemporary fully fitted kitchen benefits from integrated appliances and there is also a convenient ground floor cloakroom/WC. To the first floor, you will find two generous double bedrooms, with the principal bedroom featuring a private en-suite shower room. A further single bedroom and an attractive three piece family bathroom complete the upstairs accommodation.

Externally, the property boasts a good sized rear garden with a patio seating area ideal for outdoor entertaining, predominantly laid to lawn and fully enclosed for privacy. A rear access gate leads to a block paved driveway providing off road parking for two vehicles.

Early viewing is highly recommended to fully appreciate the quality, position and lifestyle this exceptional home has to offer.

Energy rating B. Council Tax Band C. (Urban/Civic Estate Charge Payable of Approx £280 per annum)

£270,000



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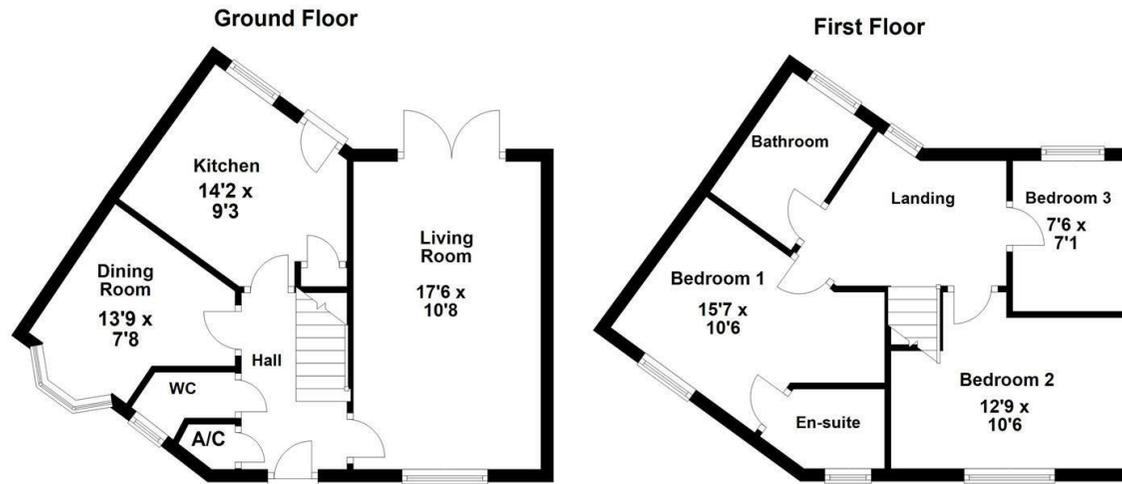


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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient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



When you buy with Simpson West, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson  
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