



463 Lyveden Way

Corby, Northamptonshire NN18 8RU



Simpson West

Located in the popular Oakley Vale area, this deceptively spacious detached home offers generous accommodation throughout and is perfectly suited to family living. The property opens with a striking reception hall, giving access to a cloakroom/WC, a sizeable living room with patio doors opening to rear garden, a separate dining room and a well-equipped kitchen/breakfast room.

Upstairs, you will find four double bedrooms. The master bedroom benefits from its own en-suite and a dedicated dressing area fitted with space for wardrobes on both sides. A four piece family bathroom serves the remaining bedrooms. The enclosed rear garden is of a good size and mainly laid to lawn, complemented by a decked patio area and a selection of mature trees and greenery. At the front, a driveway provides off-road parking and leads to the garage. Energy Rating: C. Council Tax Band: E

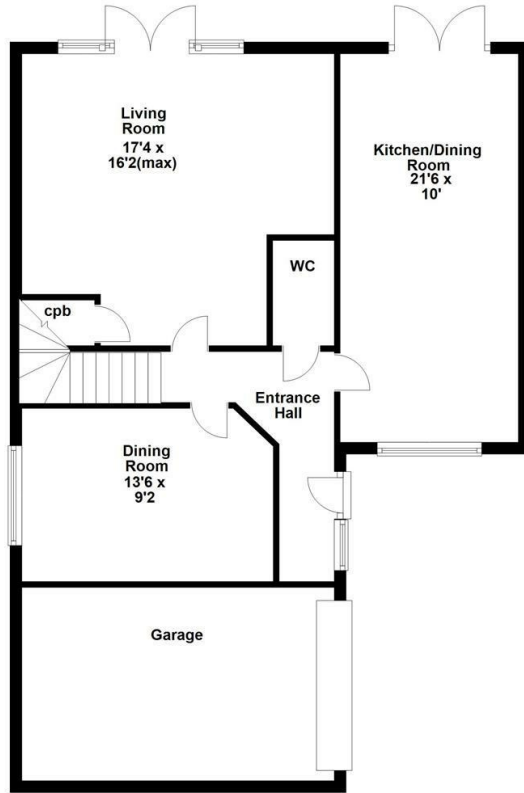


£320,000

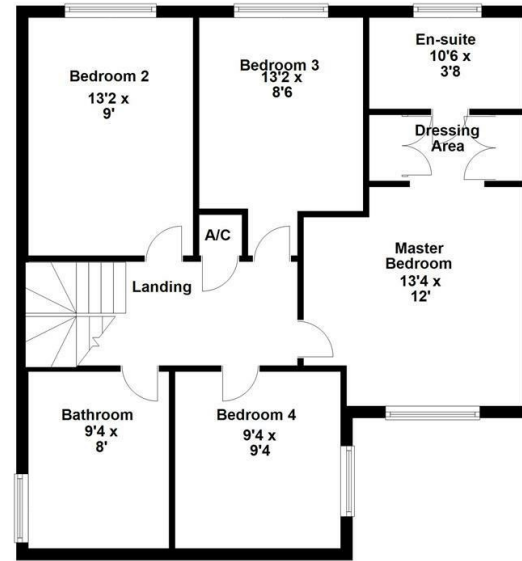
4 2 1



Ground Floor



First Floor



Energy Efficiency Rating

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

Current rating: 74 (Green arrow pointing to C)

Potential rating: 84 (Green arrow pointing to B)



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