



105 Boughton Road  
Corby, NN18 8NY



**Simpson West**

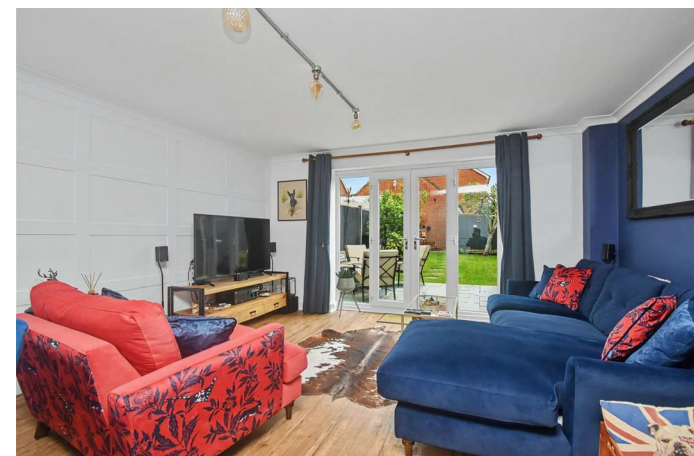
Pleasantly positioned within the highly sought after Oakley Vale development, this immaculately presented three storey townhouse offers stylish and spacious accommodation throughout and must be viewed to be fully appreciated. Upon entering, you are welcomed by an impressive and light filled reception 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).

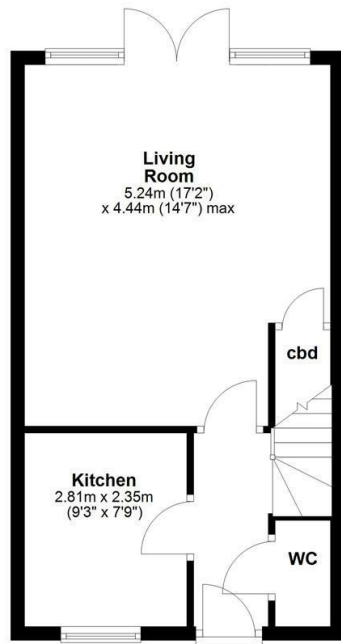
Energy Rating TBC. Council Tax Band C.

£255,000

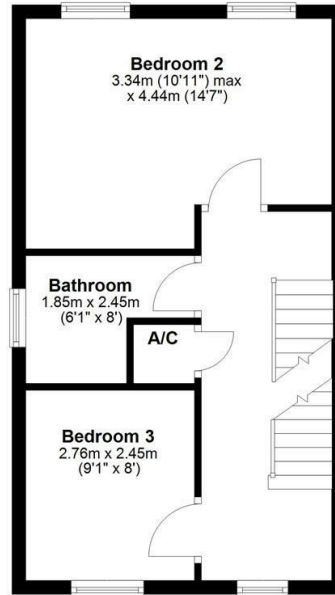
 3  3  1



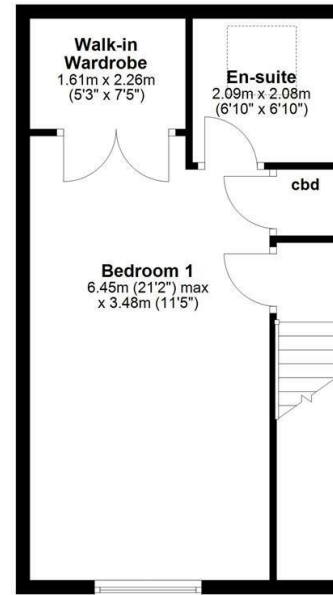
### Ground Floor



### First Floor



### Second Floor



### 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  
West**

Making Every  
Journey Personal



01536 202007

[info@simpsonwest.co.uk](mailto:info@simpsonwest.co.uk)

<https://www.simpsonwest.co.uk/>

64 Corporation Street, Corby, Northants, NN17 1NH