



87 Kesteven Way
Corby, NN18 8GF



Simpson West

Occupying an enviable position within the popular Little Stanion development is this impressive four-bedroom semi-detached residence, pleasantly situated within a private cul-de-sac. Offering generous and versatile accommodation arranged over three floors, the property is ideally suited to modern family living and is conveniently positioned within walking distance of the local school and village shop.

The accommodation begins with a welcoming entrance hall and a generously proportioned cloakroom/WC. Undoubtedly the heart of the home is the superb open-plan kitchen, dining and family room, creating an excellent space for both everyday living and entertaining. The kitchen features a range of integrated appliances, while bi-fold doors provide a seamless connection to the rear garden and allow plenty of natural light to flood the space. A useful concealed laundry/utility cupboard completes the ground floor.

The first floor offers a spacious principal bedroom complete with its own en-suite shower room, alongside a separate sitting room providing a comfortable and versatile additional reception space.

Continuing to the upper floor are three further well-proportioned bedrooms, all offering excellent space, together with the family bathroom.

Outside, the property enjoys a particularly generous and highly private rear garden, predominantly laid to lawn with a patio and pergola creating an ideal setting for outdoor dining and entertaining. To the front, a substantial driveway provides ample off-road parking and leads to a single detached garage.

A superb family home combining space, privacy and a convenient Little Stanion location. Early viewing is highly encouraged.

£305,000



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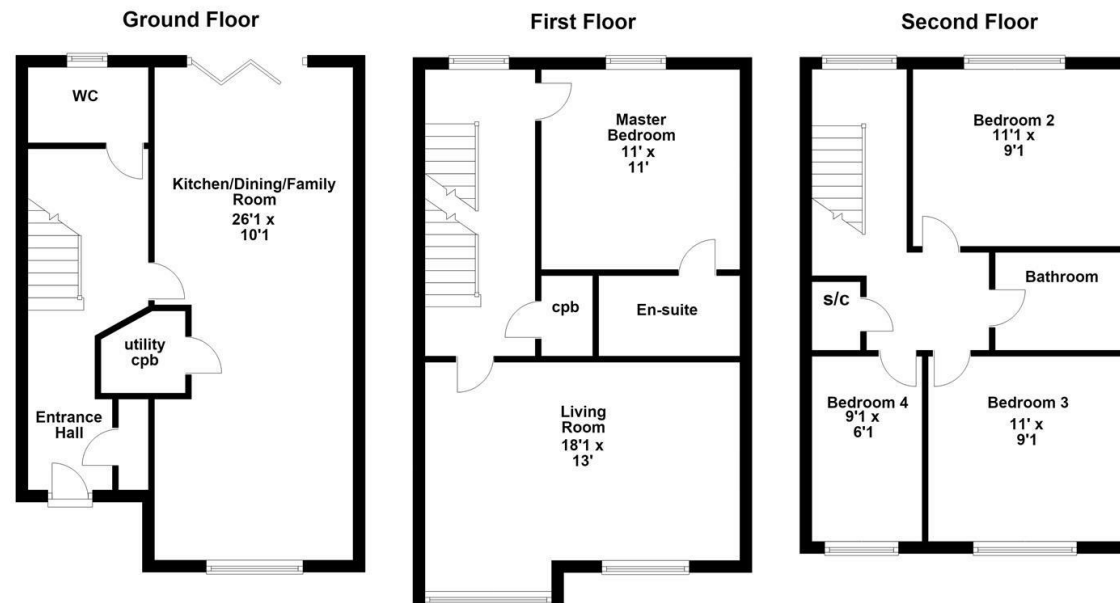


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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