9 Grant Drive

Corby, Northamptonshire NN18 8SX

Simpson West

Situated within a highly sought after cul-de-sac in the popular Oakley Vale area, this beautifully presented detached family home offers spacious and well appointed accommodation throughout.

The property comprises an inviting reception hall, cloakroom/WC, bright and spacious living room, and a superb kitchen/dining room with integrated appliances, complemented by a separate utility room.

To the first floor are four generously sized DOUBLE BEDROOMS, all benefiting from FITTED WARDROBES with the principal bedroom further enhanced by an en-suite shower room. There is also a well maintained family bathroom serving the remaining bedrooms.

Externally, the property enjoys a driveway providing OFF ROAD PARKING for two vehicles leading to a SINGLE GARAGE, alongside a neatly lawned front garden. A particular feature of the home is the fantastic SOUTH FACING rear garden of excellent size, which has been thoughtfully landscaped to provide a large central patio seating and entertaining area surrounded by lawn. The fully enclosed garden offers an excellent degree of privacy thanks to its mature trees and established shrubs.

Further benefits include 14 SOLAR PANELS with two battery storage units located within the garage, offering excellent energy efficiency whilst also generating an annual income through electricity exported back to the grid.

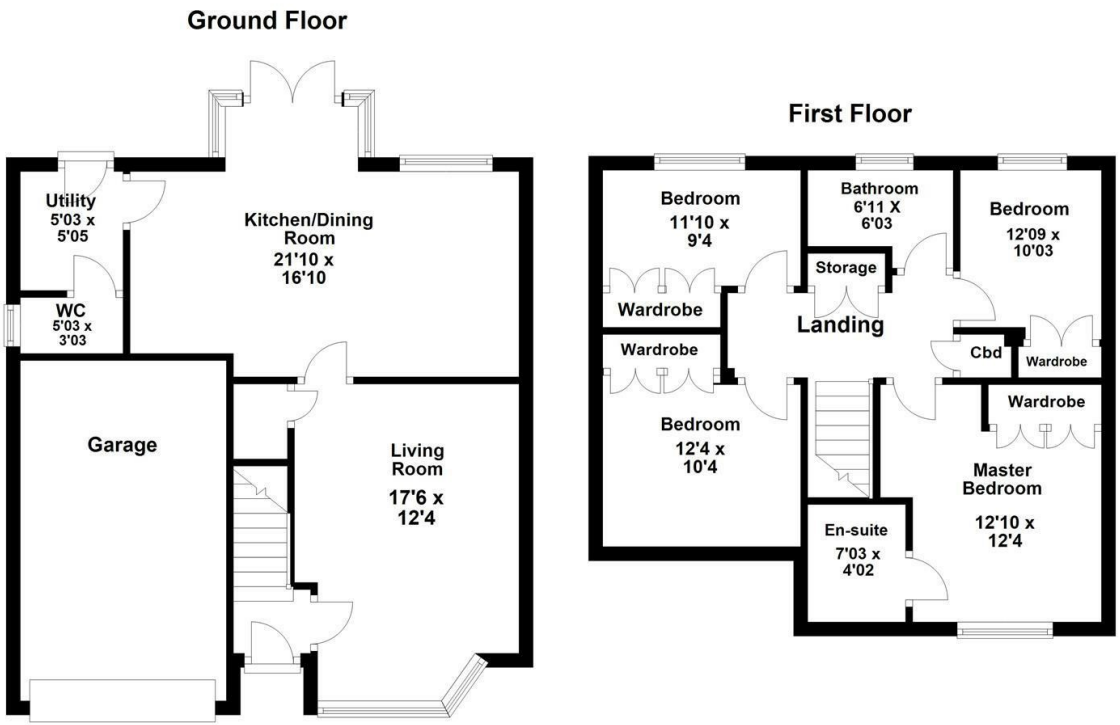
Presented in beautiful condition throughout, early viewing is highly recommended.

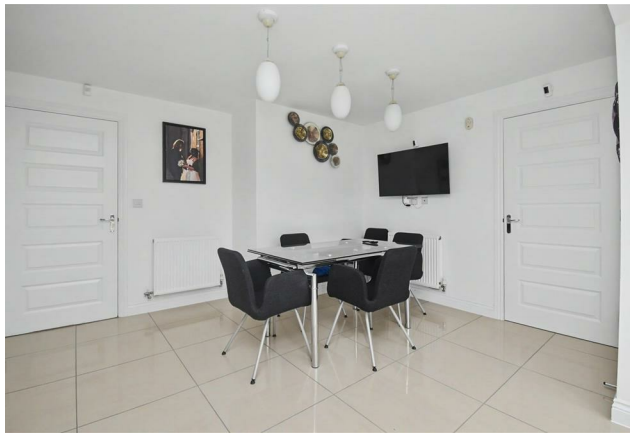
Energy Rating C. Council Tax Band D.

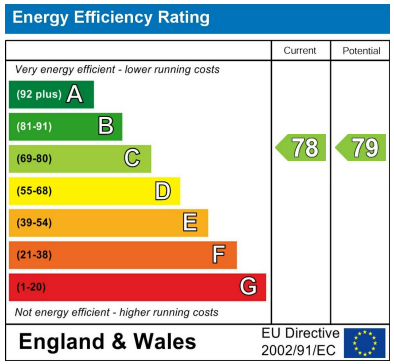
£349,950

4 3 2

Simpson West


Ground Floor
Utility
5'03 x
5'05
Kitchen/Dining
Room
21'10 x
16'10
WC
5'03 x
3'03
Garage
Living
Room
17'6 x
12'4
First Floor
Bedroom
11'10 x
9'4
Bathroom
6'11 X
6'03
Bedroom
12'09 x
10'03
Storage
Wardrobe
Landing
Wardrobe
Cbd
Wardrobe
Wardrobe
Bedroom
12'4 x
10'4
Master
Bedroom
12'10 x
12'4
En-suite
7'03 x
4'02




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
78
79
England & Wales
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
https://www.simpsonwest.co.uk/

64 Corporation Street, Corby, Northants, NN17 1NH