



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



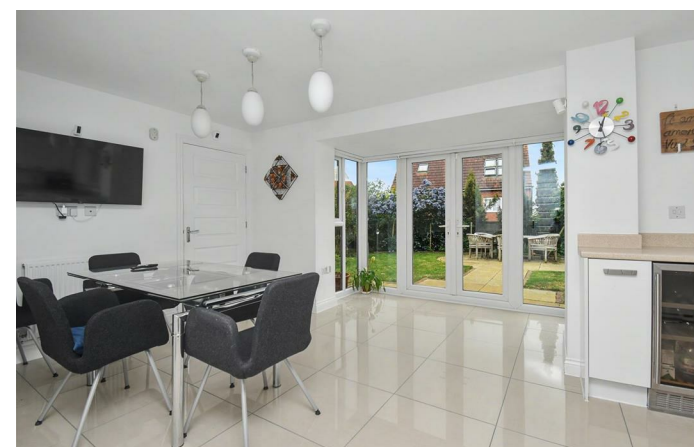
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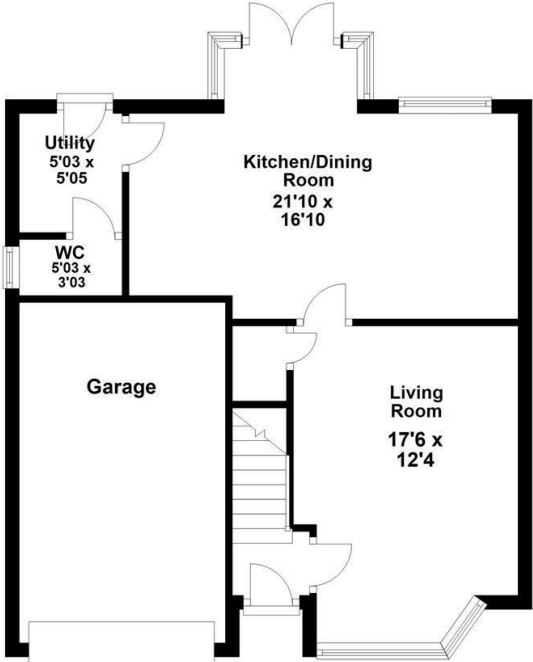
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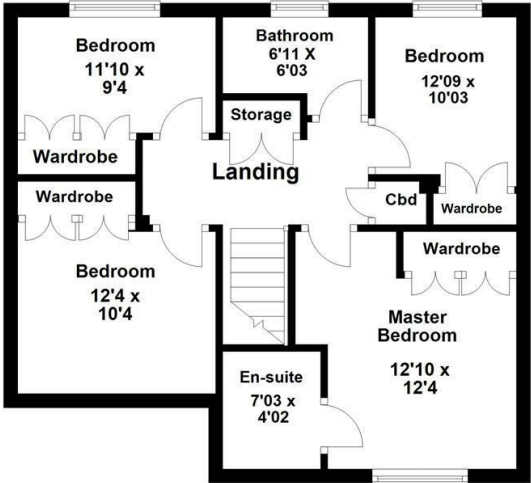
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(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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