



16 Ribblesdale Avenue
Corby, Northamptonshire NN17 1TH



Simpson West

Enjoying an attractive position within this much sought after road, is this rarely available family home which has been much improved by the current owner to include an impressive living room extension with a roof lantern providing an excellent sized, light, and airy space which also overlooks the rear garden. Accommodation includes a reception hall, cloakroom/WC, superb living room, separate dining room, a refitted kitchen which includes an integrated dishwasher and oven range and breakfast bar. The first floor provides THREE BEDROOMS and a family bathroom.

Outside, an easy maintenance block paved frontage provides OFF ROAD PARKING for THREE VEHICLES, whilst the rear has again been designed with easy maintenance in mind and has been landscaped and leads with an elevated patio area with brick retaining walls and leads on to a synthetic lawn with a decorative border being set to the rear boundary, there is also a garden shed.

Viewing is considered a must!

Energy Rating tbc. Council Tax Band A.

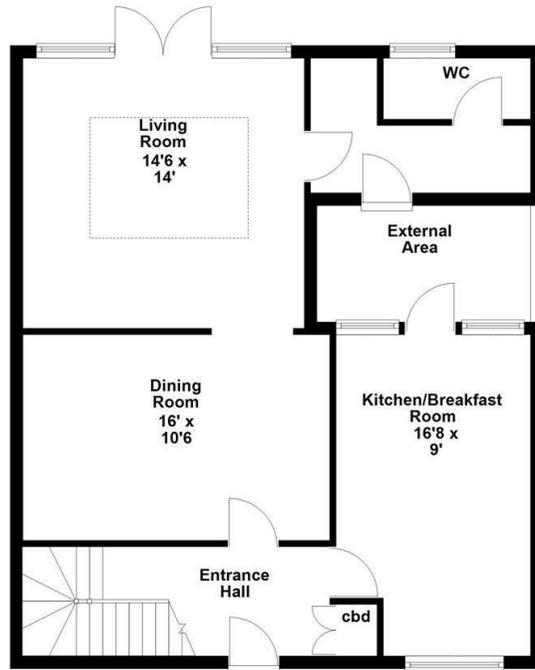


£269,950

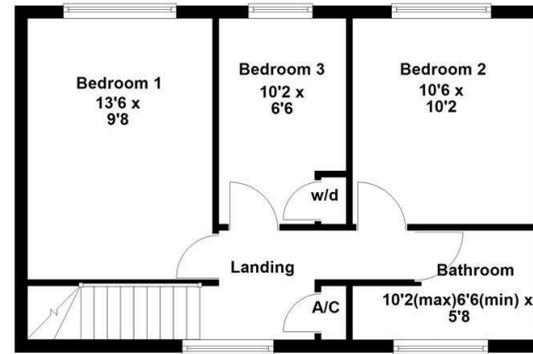
3 1 2



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 	



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