



38 Outfield Close

Corby, NN18 8FX



Simpson West

Occupying a pleasant position within the highly sought-after Great Oakley area is this modern and beautifully presented three-bedroom family home, offering stylish accommodation arranged across three floors.

The property has been thoughtfully designed for modern family living and begins with a welcoming entrance hall and convenient cloakroom/WC. Undoubtedly the heart of the home is the impressive open-plan kitchen, dining and living space, creating a fantastic setting for both everyday life and entertaining. This contemporary space features a stylish media wall, while doors open directly onto the rear garden, allowing the living accommodation to flow seamlessly outside.

To the first floor are two generous double bedrooms, both offering excellent proportions, alongside the main family bathroom.

The second floor is dedicated to the impressive principal bedroom, providing a superb degree of privacy and benefiting from its own en-suite shower room, which has been recently refitted to a stylish standard.

Outside, the property continues to impress with a highly established and private rear garden. Fully enclosed and featuring a patio entertaining area, it provides an excellent space for relaxing, dining and entertaining during the warmer months.

Further benefits include an attached garage with off-road parking positioned directly to the front.

A superb opportunity to acquire a stylish and well-proportioned family home within one of the area's most desirable residential locations. Early viewing is highly recommended.

AGENTS NOTE: An estate management fee is applicable. Full details are to be confirmed.

£235,000



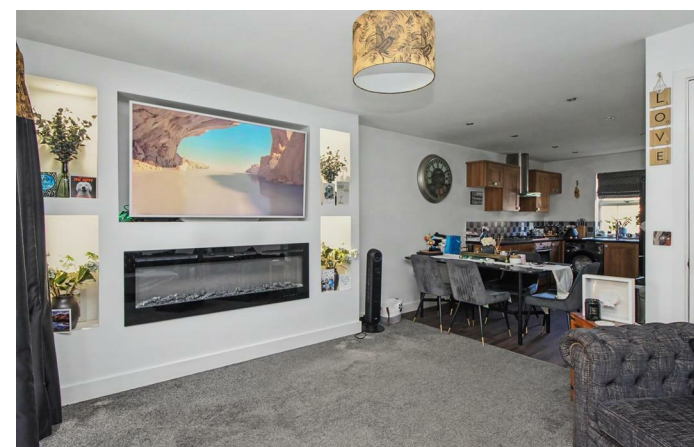
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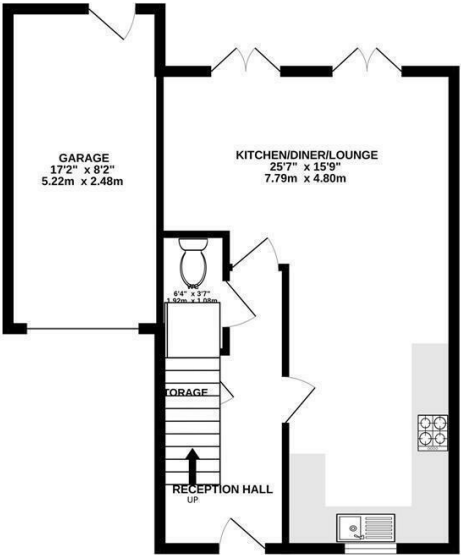
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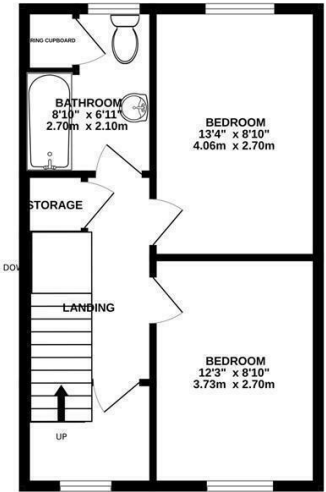
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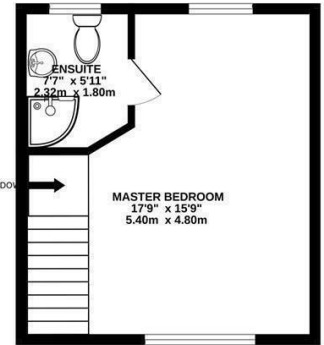
GROUND FLOOR
542 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



2ND FLOOR
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 1223 sq.ft. (113.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
England & Wales	EU Directive 2002/91/EC	



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