25 Pages Walk

Corby, Northamptonshire NN17 1XE

Simpson West

Situated in the highly sought after Old Village of Corby, this generous FOUR BEDROOM LINK-DETACHED FAMILY HOME offers spacious and versatile accommodation, a fantastic sized garden, garden studio and off road parking. The property is ideally positioned within walking distance of a wide range of local amenities, including Corby Train Station, Schools, shops and other everyday conveniences.

The accommodation begins with a welcoming entrance hall with a useful guest cloakroom/WC, leading through to an impressive kitchen/diner fitted with a range of base and eye level units, space for appliances, a useful pantry cupboard and ceramic tiled flooring. Double doors open directly onto the rear garden, creating a great space for entertaining and family dining.

The bright and spacious sitting room is a fantastic size and also benefits from double doors providing direct access to the garden.

To the first floor are FOUR BEDROOMS, three of which are generous doubles. The principal bedroom benefits from having a built-in wardrobe while the remaining bedrooms provide excellent flexibility for a growing family, guests or home working. The first floor is completed by a refitted family bathroom, featuring a corner bath with shower over.

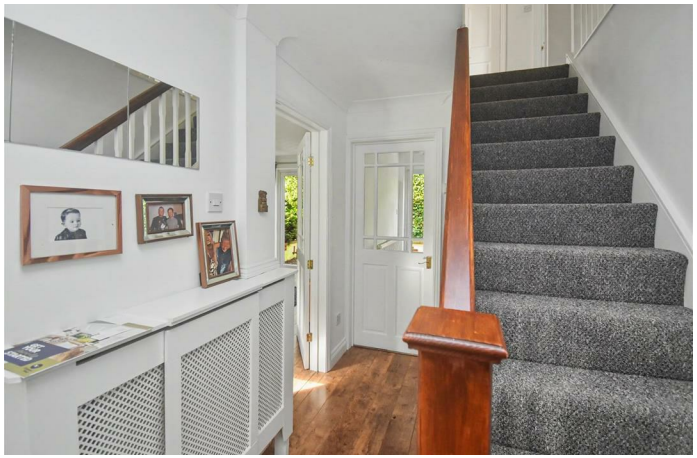
Outside, the property boasts a particularly generous and beautifully maintained rear garden, designed with low maintenance and entertaining in mind. The garden offers several seating and entertaining areas, a charming pond and plenty of space for children and the whole family to enjoy. A well built garden studio provides an excellent versatile space that could be used as a home office, gym, hobby room or additional recreational space.

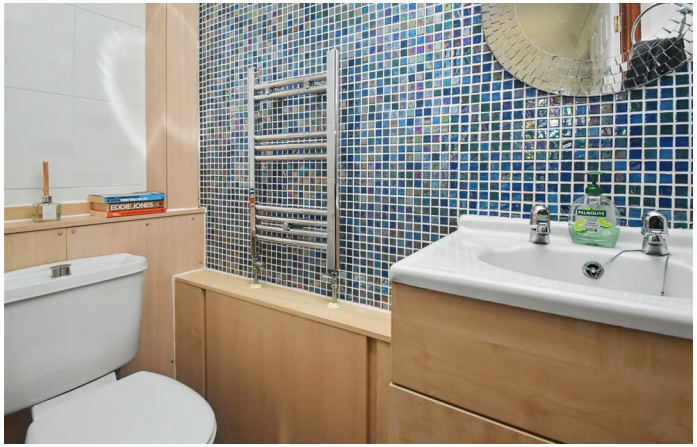
To the side, gated access leads to off-road parking for up to two vehicles.

A fantastic family home offering generous living accommodation, an excellent garden, versatile outdoor space and a superb Old Village location. Early viewing is highly recommended.

£275,000

4 1 1





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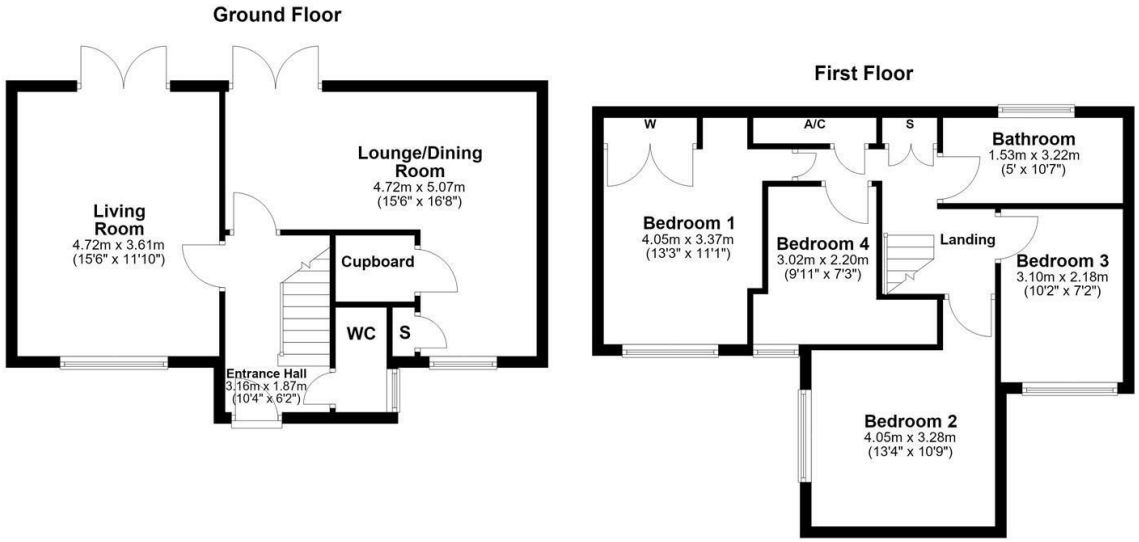
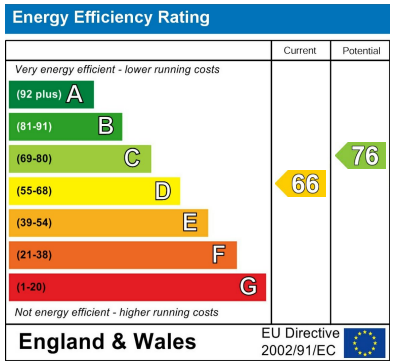

Ground Floor
Living Room
4.72m x 3.61m
(15'6" x 11'10")
Lounge/Dining Room
4.72m x 5.07m
(15'6" x 16'8")
Cupboard
WC
S
Entrance Hall
3.16m x 1.87m
(10'4" x 6'2")
First Floor
W
A/C
S
Bathroom
1.53m x 3.22m
(5' x 10'7")
Bedroom 1
4.05m x 3.37m
(13'3" x 11'1")
Bedroom 4
3.02m x 2.20m
(9'11" x 7'3")
Landing
Bedroom 3
3.10m x 2.18m
(10'2" x 7'2")
Bedroom 2
4.05m x 3.28m
(13'4" x 10'9")


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
66
76
England & Wales
EU Directive 2002/91/EC

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