



16 Cantle Close
Corby, Northamptonshire NN18 8LJ

 **Simpson West**

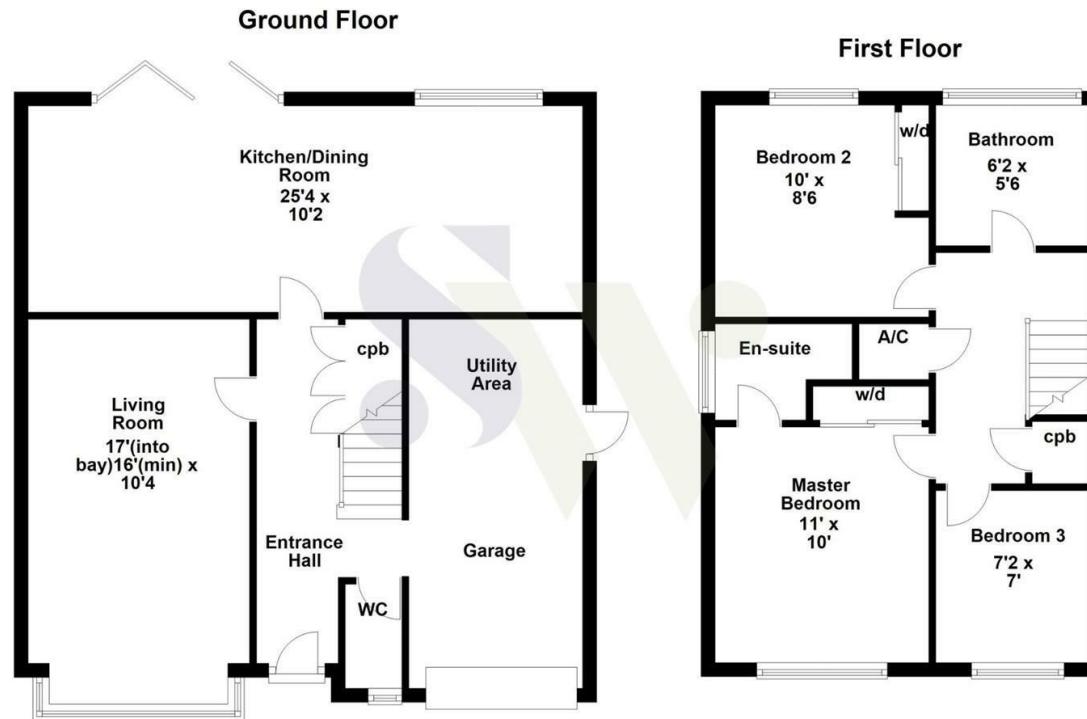
Occupying a large corner position over looking the park within this much sought after cul de sac is this rarely available detached residence which is being offered for sale in beautiful condition. Features and accommodation include an imposing reception hall, cloakroom/WC, stunning designer kitchen/dining room with underfloor heating and integrated appliances, a large living room with a wood burner and an integral garage with a utility area. To the first floor there are three bedrooms with both double bedrooms enjoying fitted wardrobes and a master bedroom with an ensuite facility and a refitted three piece family bathroom. As well as the position the main attraction with this detached property is the fact that it is sold with approved planning permission to convert the existing garage in to a dining room with a utility, fourth bedroom, study above with a detached garage to be built on the front garden. The current driveway provides parking for several vehicles with access to the single integral garage. There is a front lawn which offers further scope if required to develop extra car parking space or parking area for a caravan. The rear garden is mainly laid to lawn with a patio entertaining area and is fully enclosed with side pedestrian gated access. Energy Rating C. Council Tax Band D.

£310,000

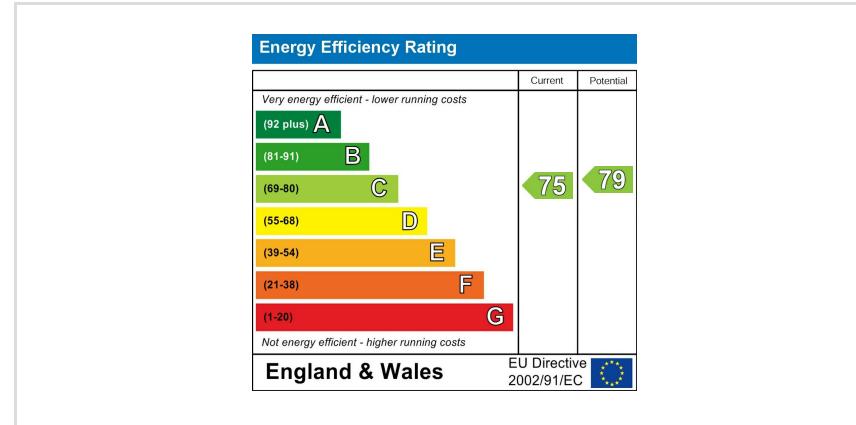
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Simpson West



Floor plan not to scale - for guidance purposes only.
 Floor plan created by Simpson West for their use.
 Plan produced using PlanUp.





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