



18 Harden Close  
Corby, NN18 8JW



**Simpson West**

## Beautifully Upgraded Four Bedroom Family Home in Sought After Great Oakley

This impressive and thoughtfully improved family home combines modern comfort with classic style, having been refitted with oak doors, architraves and trims that bring warmth and character throughout.

The ground floor comprises, reception hall, a convenient guest WC, a spacious living room enjoys a rear aspect with French doors opening onto the garden, complemented by a contemporary wood burning stove. At the centre of the property is a bright, dual aspect open plan kitchen and dining area, ideal for both everyday living and entertaining. The kitchen is fitted with an elegant range of shaker style units, integrated appliances including a dishwasher and washing machine, alongside a freestanding range cooker. A breakfast bar provides a relaxed dining option, while a side door offers easy access between the front and rear gardens.

Upstairs, the property continues to impress with four well proportioned bedrooms, three of which are doubles. Bedrooms one and three benefit from built in wardrobes, while the principal bedroom enjoys the added luxury of a private en suite shower room. The stylish family bathroom has been recently refitted, featuring a contemporary suite with a shower over the bath, vanity unit, and modern fittings.

Additional features include Karndean flooring throughout the ground floor, gas central heating, and UPVC double glazing.

Externally, the home offers excellent kerb appeal with a double width, block paved, driveway providing ample off road parking, alongside a single garage with an electric roller door. Gated side access leads to a fully enclosed, south facing rear garden, mainly laid to lawn with a paved patio area, ideal for outdoor dining and enjoying the sunshine. Please note a temporary dog kennel currently in place will be removed.

Epc Rating - C. Council tax band - D

£365,000



4



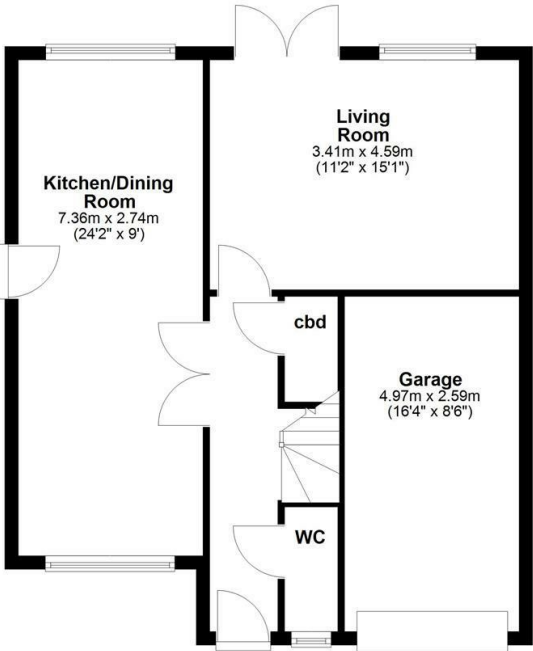
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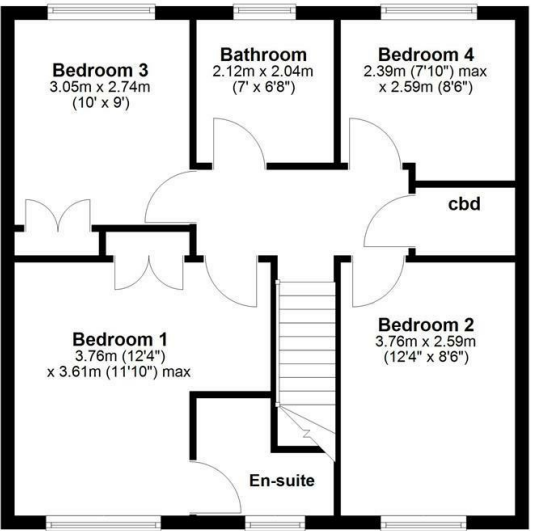
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Ground Floor



First Floor



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



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