



17 Huntingdon Close  
Corby, NN18 8RG



**Simpson West**

Situated in a highly desirable position within the ever-popular Oakley Vale development, this rarely available and exceptionally spacious detached family home is presented in excellent condition throughout and offers versatile accommodation ideal for modern family living.

The property is entered via a bright and welcoming reception hall, leading to a thoughtfully arranged ground floor comprising a cloakroom/WC, generous bay-fronted living room, separate dining room, and study ideal for home working. The impressive, refitted kitchen/breakfast room features a range of integrated appliances and is further complemented by a separate utility room.

To the first floor are four well-proportioned bedrooms all benefitting from fitted wardrobes, including a superb principal bedroom with en-suite shower facilities, alongside a stylish family bathroom.

Externally, the property enjoys an attractive and low-maintenance frontage with mature planting, while a double-width driveway provides ample off-road parking and access to the DOUBLE GARAGE. The beautifully maintained rear garden offers an excellent degree of privacy and features a substantial patio seating area leading onto a generous lawn, all framed by established shrub and flower borders.

Early viewing is highly recommended to fully appreciate the space, position, and quality of accommodation on offer.

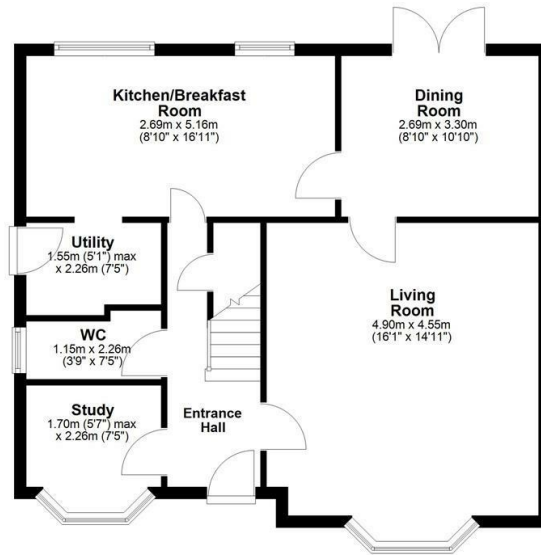


£415,000

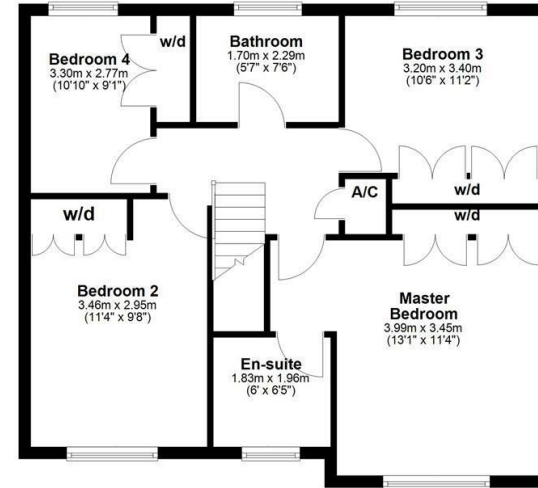
4 2 3



### Ground Floor



### First Floor



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Current: 79  
Potential: 83



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