



22 Woodlands Avenue
Corby, NN17 1JH



Simpson West

SOLD PRIOR TO MARKETING!!

Perfectly positioned within this desirable and established cul-de-sac, this thoughtfully extended and immaculately presented semi-detached family home offers deceptively spacious accommodation, excellent versatility and a wonderful degree of privacy. Beautifully maintained throughout, this impressive property must be viewed to be fully appreciated.

The accommodation begins with an imposing reception hall, leading to a refitted shower room/WC, a spacious living room and a large separate dining room. The real heart of the home is the stunning 18'4" x 16'4" kitchen/family/breakfast room, superbly fitted with a stylish breakfast island and a range of integrated appliances. A separate utility area adds further practicality, while bi-fold doors provide a seamless connection to the private rear garden, creating an ideal space for both everyday family life and entertaining.

To the first floor there are three well-proportioned bedrooms and an attractive family bathroom.

Externally, the open-plan frontage provides off-road parking for two vehicles. To the rear, there is a particularly private garden features a split-level patio seating area, established greenery and a small lawn, offering an inviting space to relax and entertain.

A further highlight is the impressive 17' x 15' versatile summerhouse, offering excellent potential for use as a home office, gym, children's playroom or additional recreational space.

Early viewing is highly recommended to fully appreciate the space, presentation and privacy this exceptional family home has to offer.

£285,000



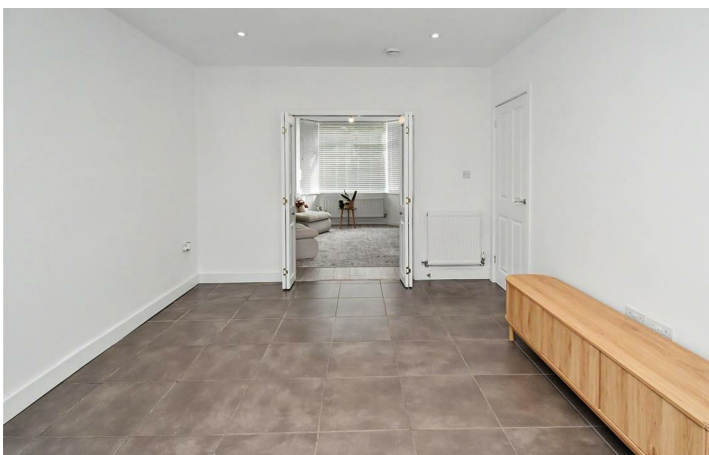
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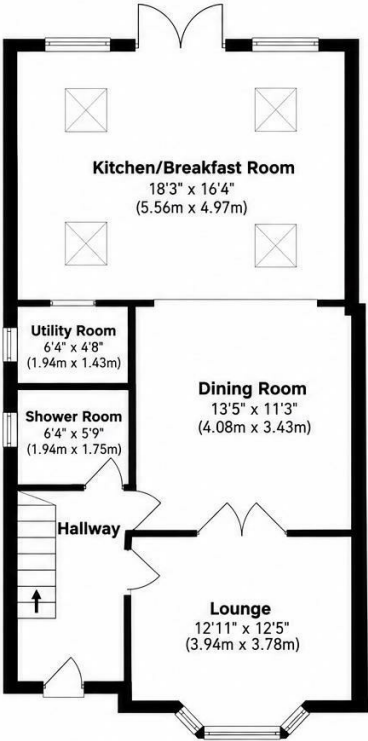


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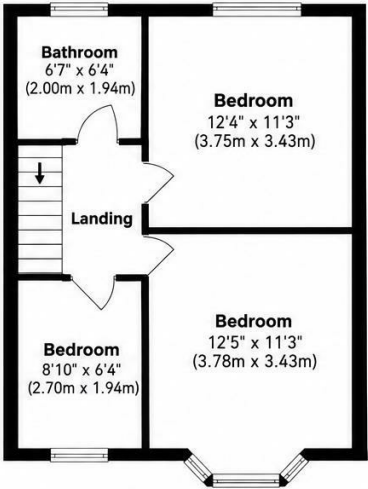


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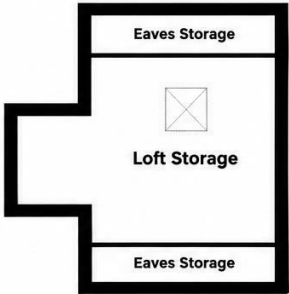
Ground Floor



First Floor



Loft Room



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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