



78 Holdenby Drive  
Corby, NN17 5EH



**Simpson West**

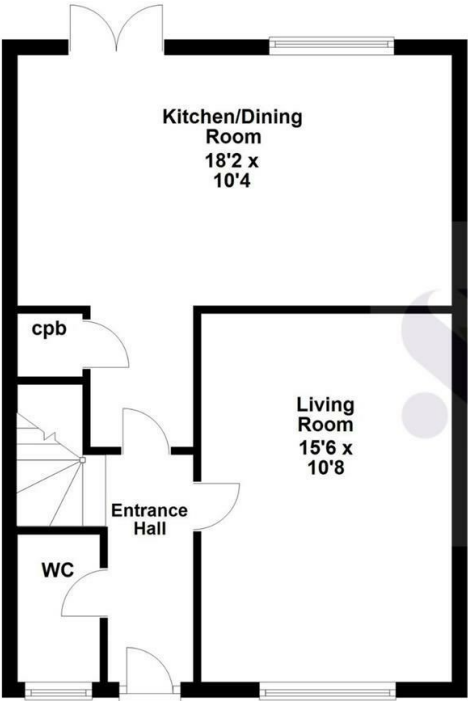


Being situated within the much sought after Priors Hall Park, is this semi-detached property which enjoys an attractive position and features to include a reception hall, cloakroom/WC, living room and a fully fitted kitchen/dining room. The first floor provides THREE BEDROOMS with the master enjoying en-suite facilities and fitted wardrobes, there is also a separate family bathroom. Outside, there is an open plan front and side garden and there is allocated OFF ROAD PARKING for TWO vehicles. The rear garden leads with a patio area on to a lawned garden which is fully enclosed with gated parking space to the parking area. Viewing is highly recommended. Energy Rating B. Council Tax Band C. Priors Hall Urban and Civic charges apply - £278 per annum.

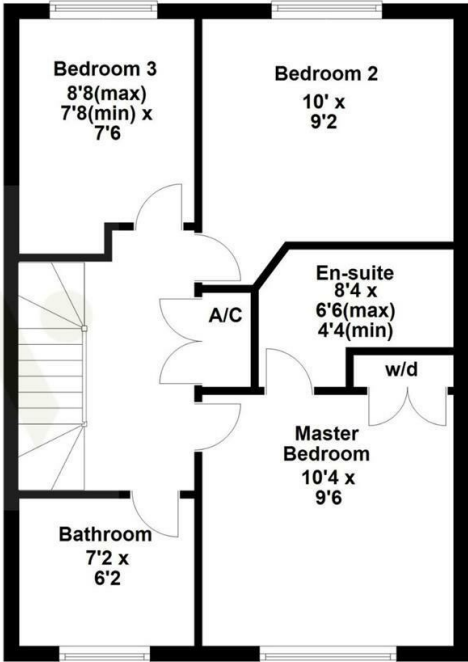
£265,000



Ground Floor



First Floor



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		96
(81-91) <b>B</b>	84	
(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		
England & Wales	EU Directive 2002/91/EC	



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