



4 Slough Close  
Corby, NN17 5AU



**Simpson West**

Located within the highly desirable Priors Hall Park development, this immaculately presented two-bedroom semi-detached property is offered to the market in superb decorative order throughout, making it an ideal first-time purchase, investment opportunity, or downsizing option.

The accommodation comprises a welcoming reception hall with access to a convenient cloakroom/WC, a bright and spacious living/dining room with ample room for both relaxing and entertaining and includes patio doors that overlook and lead directly onto the rear garden.

A contemporary fitted kitchen features a stylish range of wall and base units with complementary work surfaces with integrated appliances to include an electric oven, gas hob with extractor hood, dishwasher, and fridge/freezer, with additional space for a washing machine.

To the first floor there are two generously sized double bedrooms, with the principal bedroom benefitting from fitted wardrobes. The modern family bathroom is fitted with a white suite comprising a bath with shower over, wash hand basin, and WC and is complemented by ceramic tiled splashbacks.

Externally, the property enjoys a well maintained, excellent sized side garden which is predominately laid to lawn and provides a private outdoor space which is ideal for both entertaining and simply unwinding.

An early visit to the property is highly recommended to fully appreciate this rarely available homes condition, many features and excellent location.

£225,000



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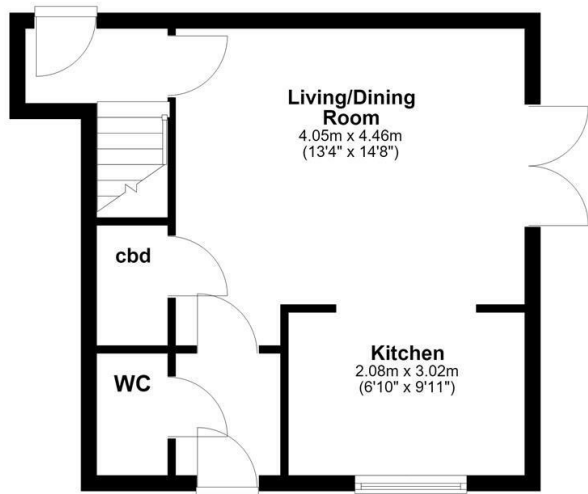
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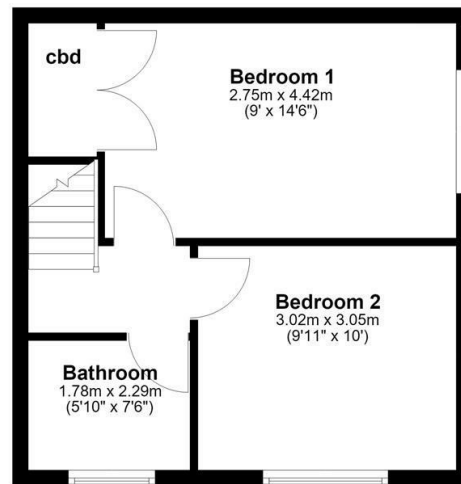
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**Ground Floor**



**First Floor**



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>84</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	



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