



28 High Street  
Corby, NN17 1UX



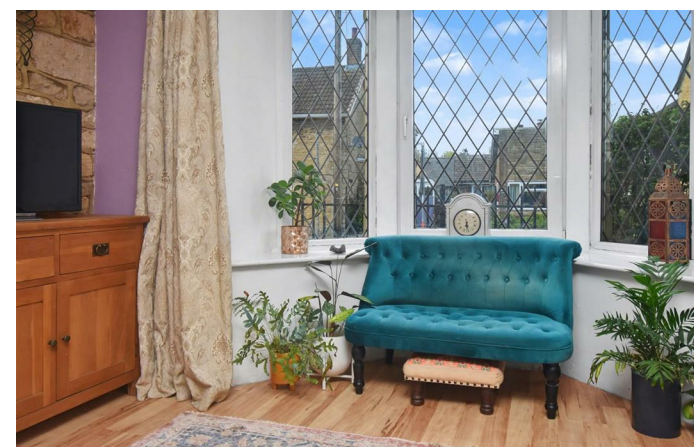
**Simpson West**

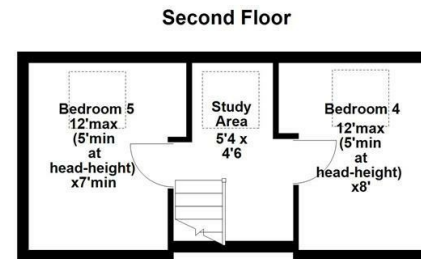
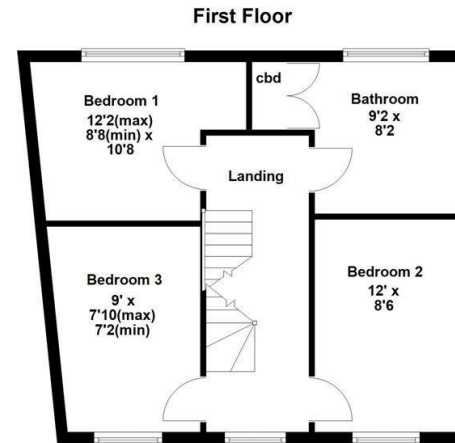
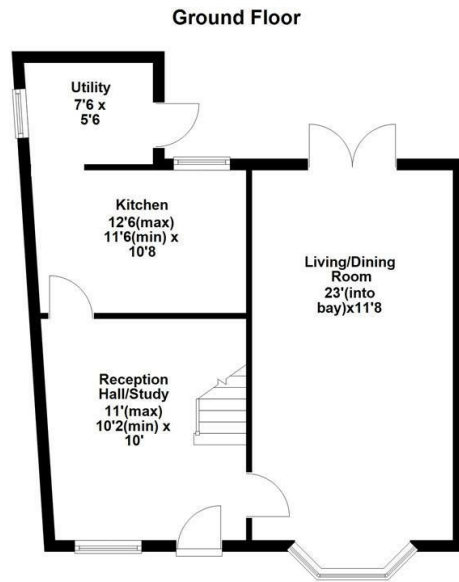
Being offered to the market for sale with NO CHAIN and situated in the heart of the sought after Old Village, is this rarely available FIVE BEDROOMED family home which dates to 1850 and has remained within the same family for 30 years. Woodbine Cottage is presented in excellent condition throughout; the property has undergone many improvements over recent times to include repointing to its attractive exterior stonework and a new slate roof. Internally the property boasts an attractive floorplan to include a large reception hall/study, a 23' bay fronted living/dining room with fireplace and French doors leading on to the rear garden. There is also a refitted kitchen and separate utility room. The first floor provides three bedrooms and a family bathroom which includes a roll top bath and a loft conversion provides two further bedrooms and a seating/study area to its landing. Outside, there is a small frontage with established shrubs inset, whilst the rear leads with a block paved patio area with steps leading up to a predominately lawned garden which is complimented by a variety of established greenery to well maintained borders, there is also a useful storage facility. Perfectly situated for local shops, nurseries, primary and secondary schools and the train station, this home is ideal for a family of all ages and commuters.

An early visit to the property is considered essential if the property's condition and many features are to be truly appreciated!

£268,500

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#### 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	



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[info@simpsonwest.co.uk](mailto:info@simpsonwest.co.uk)

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64 Corporation Street, Corby, Northants, NN17 1NH