



60 The Avenue

Corby, NN17 5EE



**Simpson West**

Occupying a delightful position within the highly sought-after Priors Hall Park development, this rarely available three double bedroom residence comes to the market with the significant advantage of a complete onward chain. Constructed by the reputable eco-house builder Etopia Homes to the popular Tellus 2 design, the property offers stylish, versatile accommodation arranged over three floors.

The ground floor comprises a welcoming entrance hall, cloakroom/WC, useful utility room and a generously sized principal bedroom featuring fitted wardrobes, a modern en-suite shower room and doors opening directly onto the rear garden — ideal for guests or multi-generational living. To the first floor, the heart of the home is a bright and contemporary open-plan living, kitchen and dining space. The kitchen is fitted with a range of integrated appliances, while doors open onto a terrace — a perfect setting for entertaining or relaxing outdoors. The second floor hosts two further well-proportioned double bedrooms, both served by a stylish family bath/shower room.

Externally, the property benefits from an enclosed rear garden, mainly laid to lawn, along with gated off-road parking leading to an oversized garage. Properties of this nature are rarely available within the development, and early viewing is highly recommended. Energy rating A. Council Tax Band D. Priors Hall Urban and Civic Charge - £284 per year.

£340,000



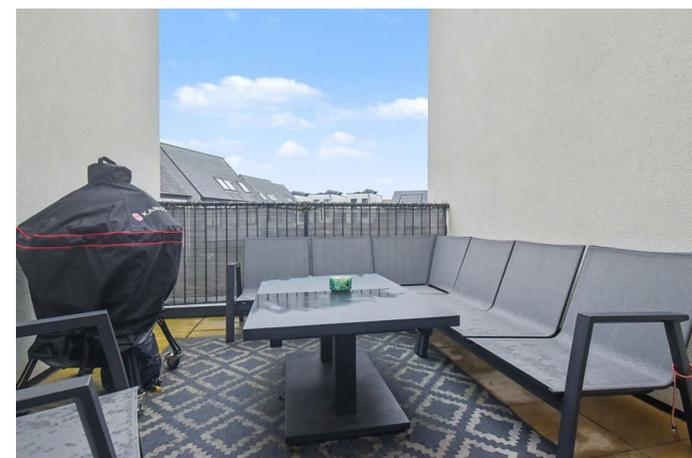
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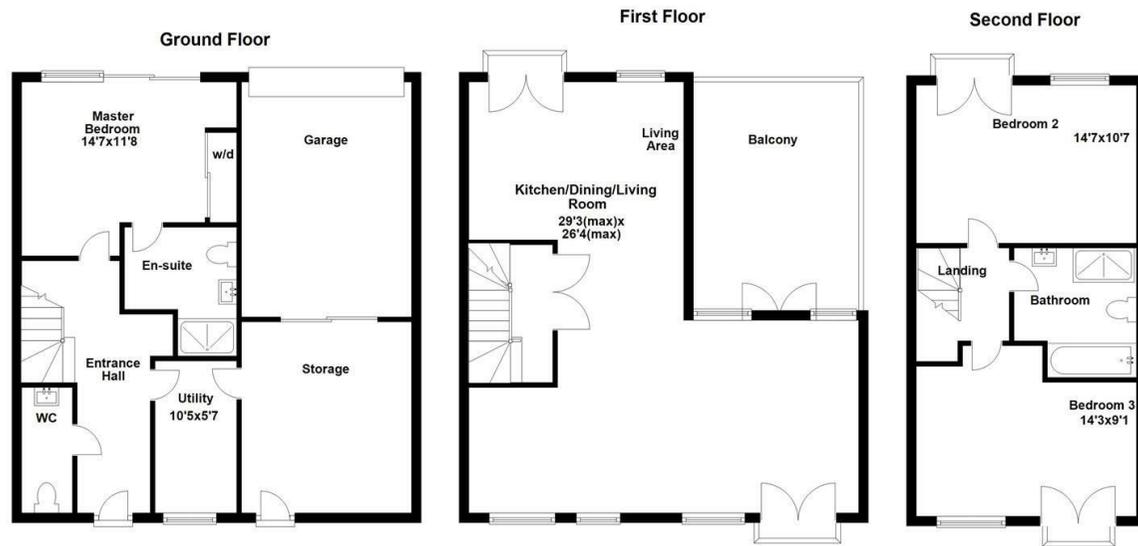


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	100+	100+
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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