



178 Cottingham Road
Corby, Northamptonshire NN17 1SY

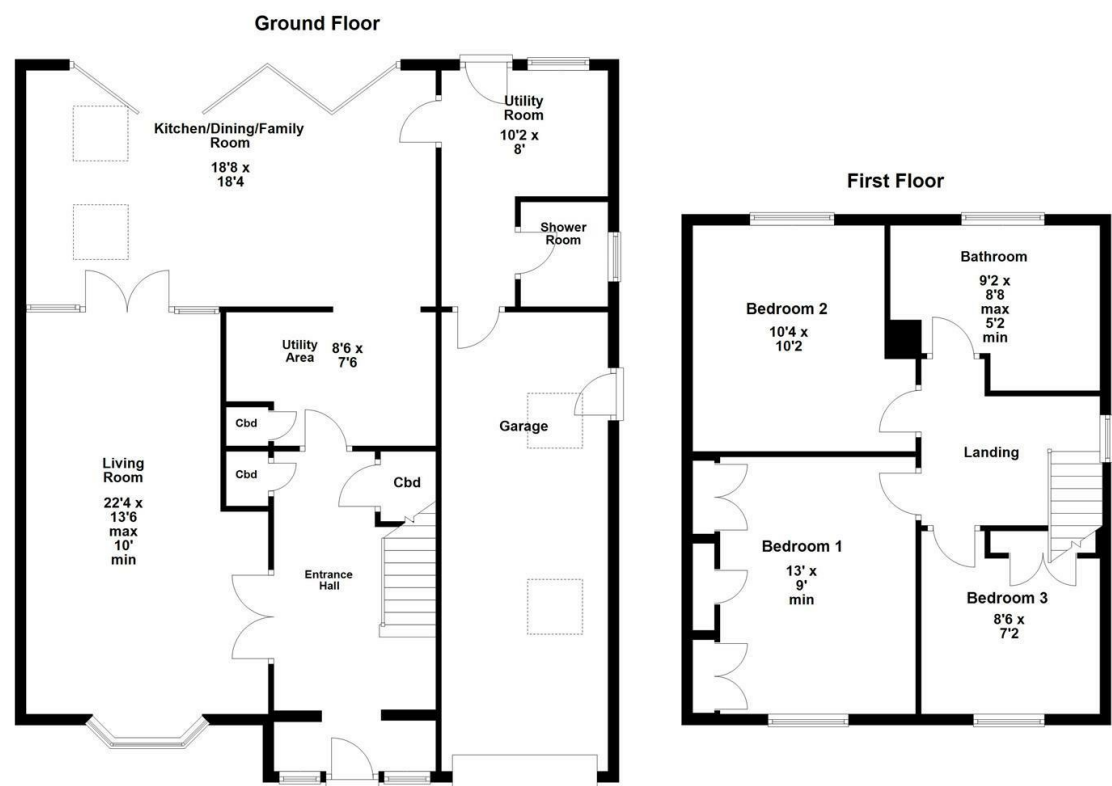


Simpson West

Enjoying a prime position within one of Corby's most prestigious roads, is this rarely available family home that simply must be seen if it's outstanding presentation throughout and highly private well-maintained gardens be truly appreciated. Having been extended to the rear, this highly unique home provides accommodation to include an entrance porch, reception hall, 22' living room, and the extension provides a superb refitted kitchen/breakfast/family room which includes a range of integrated appliances, a breakfast island, electrically operated Velux windows, underfloor heating and bifold doors overlook and lead onto the rear gardens, there is also a separate utility area. The extension continues to provide a further utility/boot room and a fitted wet room/WC. The first floor provides THREE bedrooms with the master providing fitted wardrobes and there is also a refitted four-piece bathroom. Outside, there is a superb frontage with a lawned area complimented by a variety of established greenery and a driveway provides OFF ROAD PARKING for multiple vehicles which lead to a 32' garage with Velux windows and an electrically operated door. The rear gardens are an absolute picture and are a particular feature of this home and therefore they must be seen as they are extremely well maintained with a large patio area leading on to manicured lawned gardens with a decked patio area set to the rear boundary that also houses a 20' x 10' building which is divided in to two rooms with one being a sun/hobbies room with the other being a garden shed/workshop. Only by visiting this fantastic family home will its condition, living accommodation and privacy aspects be truly appreciated! Energy Rating C. Council Tax Band C.

£475,000





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(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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