



11 Boughton Road

Corby, NN18 8NY



Simpson West

Framed by captivating lake views to the front, this distinguished four bedroom detached residence is an exquisite example of family living at its best. Impeccably cared for and set within the highly sought after Oakley Vale area of Corby. Property enjoys one of the area's most enviable outlooks, combining tranquility with prime positioning.

The interior unfolds with a sense of elegance and versatility, featuring a generously proportioned lounge complemented by a refined dining room that can also serve as a snug or playroom. A contemporary kitchen is thoughtfully designed for both style and practicality, accompanied by a separate utility room and a convenient ground floor WC. To the rear, a light filled conservatory opens seamlessly onto the garden, creating a delightful space for relaxation or entertaining.

Upstairs, four spacious double bedrooms provide luxurious accommodation, with the two front facing rooms enjoying picturesque lake views. The principal suite is further enhanced by a newly re imagined en-suite bathroom while an additional family bathroom serves the remaining bedrooms.

Externally, the property continues to impress with a private driveway offering parking for multiple vehicles leading to a single garage. fully enclosed rear garden presents a substantial and versatile outdoor space. It's an inviting blank canvas ready to be transformed into a bespoke retreat tailored to your lifestyle.

An early visit is highly advised to avoid missing out on this rare opportunity.
Energy Rating C. Council Tax Band D

£345,000



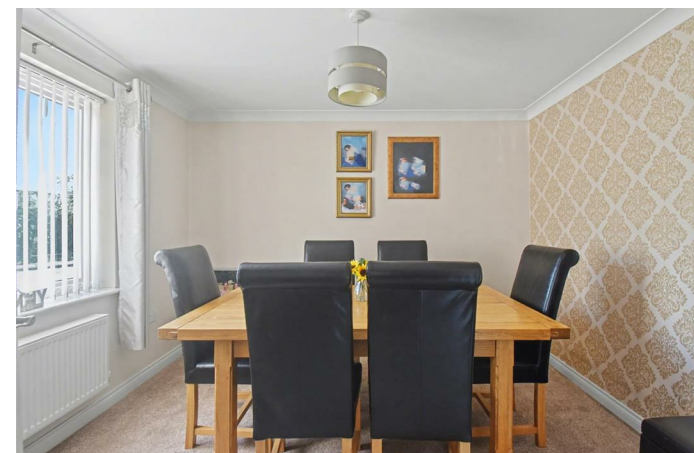
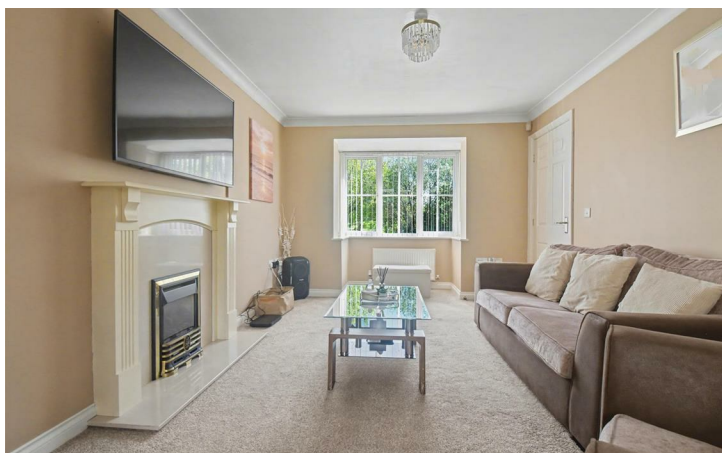
4



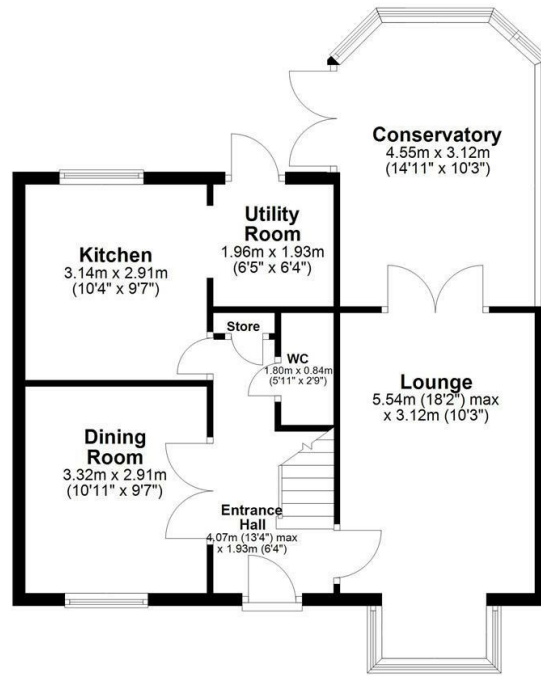
3



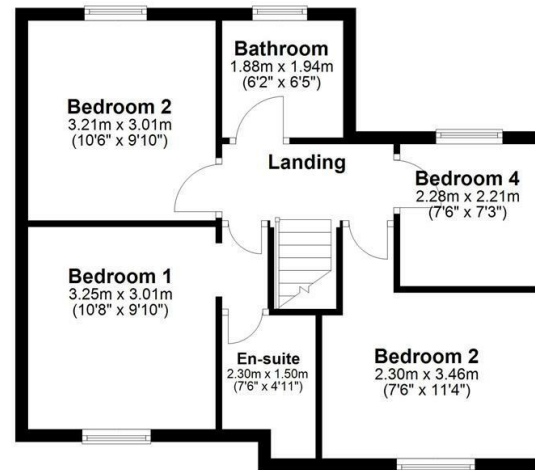
3



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	75	80
	EU Directive 2002/91/EC	



When you buy with Simpson West, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
West**

Making Every
Journey Personal



01536 202007

info@simpsonwest.co.uk

<https://www.simpsonwest.co.uk/>

64 Corporation Street, Corby, Northants, NN17 1NH