



5 Southfield Road

Corby, Northamptonshire NN17 3BX



Simpson West

Situated within the charming and highly regarded village of Gretton is this immaculately presented and thoughtfully extended THREE/FOUR BEDROOM detached residence, offering stylish and versatile accommodation perfectly suited to modern family life. Positioned towards the edge of the village, the property enjoys convenient access to a variety of countryside walks while remaining within easy reach of Gretton's local amenities.

The accommodation begins with a welcoming entrance hall leading to a comfortable living room. Undoubtedly the heart of the home is the impressive OPEN PLAN KITCHEN/DINING/FAMILY ROOM, providing a fantastic space for everyday living and entertaining, with doors opening directly onto the rear garden and creating a seamless connection between the indoor and outdoor spaces. A separate utility room provides further practicality. Also located on the ground floor is an extremely versatile additional room, currently offering excellent potential as a FOURTH BEDROOM, home office, gym or additional reception space. There is also scope to create an en-suite, subject to any necessary works and consents, making this an ideal option for guests or multi-generational living. To the first floor are two generous double bedrooms, a well-proportioned single bedroom and the main family bathroom.

Outside, the rear garden has been thoughtfully designed with low-maintenance living in mind and features various seating areas, providing an attractive setting for relaxing and entertaining. To the front, a substantial driveway provides ample off-road parking. A beautifully presented and highly flexible home in a superb village setting. Early viewing is highly encouraged.

£400,000



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