156 Shetland Way

Corby, NN17 2SG

Simpson West

Occupying a highly attractive position close to Lodge Park Academy is this considerably extended detached residence, offering exceptionally spacious and versatile accommodation which simply must be viewed to be fully appreciated. Presented in excellent condition throughout, this unique family home occupies a generous plot and offers superb flexibility for modern family living.

The accommodation briefly comprises a large entrance porch and entrance hall, spacious living room, snug room, an impressive open plan lounge/dining room and a superb fully refitted kitchen with integrated appliances and space and plumbing for both a washing machine and dishwasher.

A particular feature is the separate family room/bedroom four, which is exceptionally well proportioned and benefits from its own en-suite bathroom. Due to its size and layout, this room offers excellent potential for annexe-style accommodation, making it ideal for extended family, guests or those requiring additional living space.

To the first floor are three further bedrooms, with the generous master bedroom enjoying pleasant views over the substantial rear garden, together with a family bathroom.

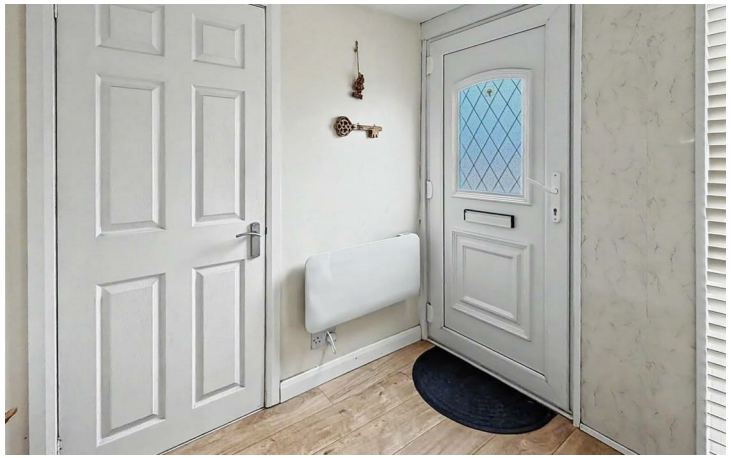
Outside, the attractive enclosed frontage leads to a block paved driveway providing parking for several vehicles, with further potential to create additional parking if required. The large, established rear garden provides an excellent degree of privacy, featuring a paved patio leading onto a generous lawned area, all fully enclosed.

Properties offering such a combination of size, versatility, generous gardens and annexe potential are rarely available. An internal inspection is highly recommended to fully appreciate the accommodation and plot on offer.

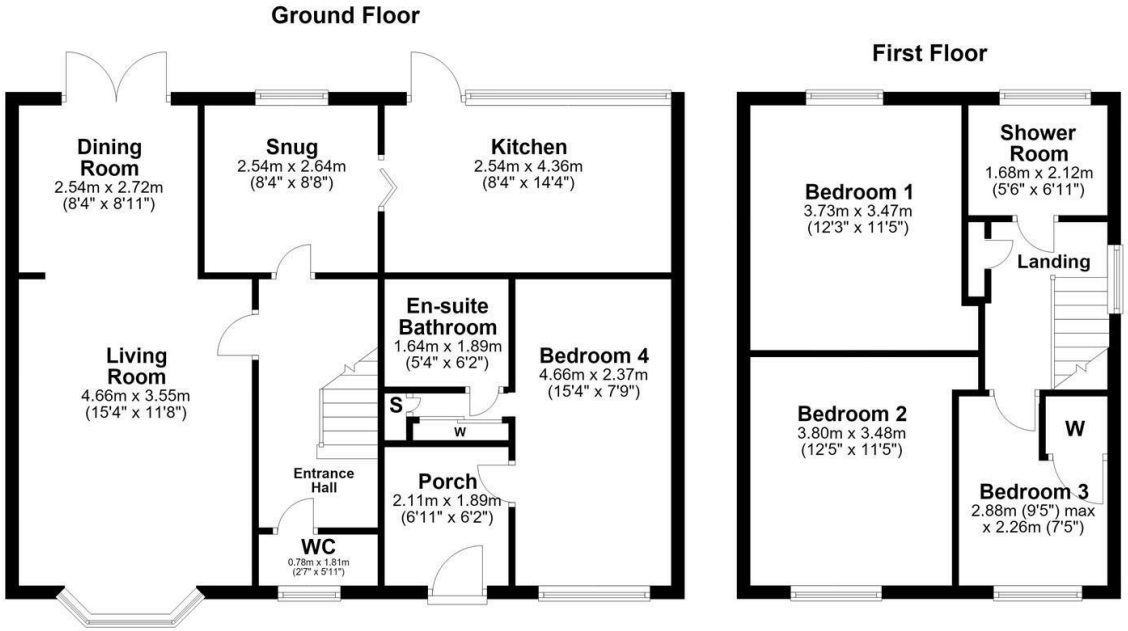
Energy rating: TBC, Council Tax Band: C

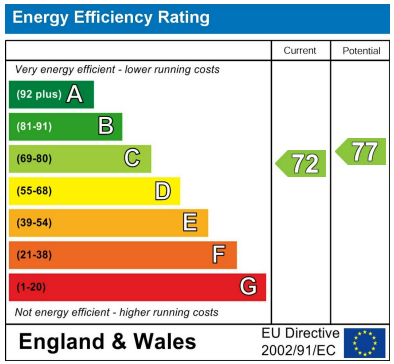
£315,000

4 3 3



Simpson West


Ground Floor
First Floor
Dining Room
2.54m x 2.72m
(8'4" x 8'11")
Snug
2.54m x 2.64m
(8'4" x 8'8")
Kitchen
2.54m x 4.36m
(8'4" x 14'4")
Living Room
4.66m x 3.55m
(15'4" x 11'8")
En-suite Bathroom
1.64m x 1.89m
(5'4" x 6'2")
Bedroom 4
4.66m x 2.37m
(15'4" x 7'9")
S
W
Entrance Hall
Porch
2.11m x 1.89m
(6'11" x 6'2")
WC
0.78m x 1.81m
(2'7" x 5'11")
Bedroom 1
3.73m x 3.47m
(12'3" x 11'5")
Shower Room
1.68m x 2.12m
(5'6" x 6'11")
Landing
Bedroom 2
3.80m x 3.48m
(12'5" x 11'5")
W
Bedroom 3
2.88m (9'5") max
x 2.26m (7'5")


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
72
77
England & Wales
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