



10 Champion Grove  
Corby, NN17 5HE



**Simpson West**



## The Hertford

The Hertford is a modern, four-bedroom home designed with family living in mind. The ground floor features an office, an open-plan kitchen with dining and family areas and French doors lead out onto the spacious garden.

On the first floor you will find two double bedrooms, the principal with an en suite and dressing area, in addition there is the family bathroom. To the second floor there are two further bedrooms both serviced by the shower room.

SHOW HOME AVAILABLE TO VIEW

### Developers Notes:

- Four bedroom home
- Open plan kitchen dining family room
- Main bedroom with en suite
- Detached garage

£420,000



4

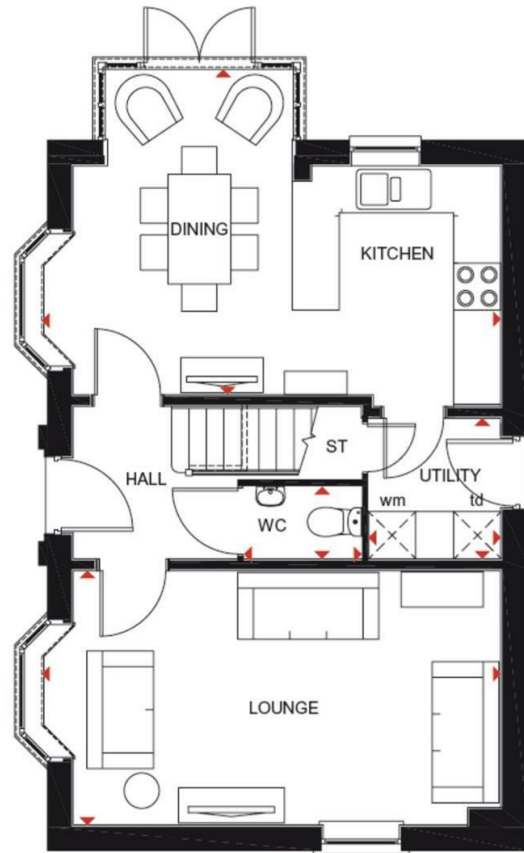


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2





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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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**Simpson  
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Journey Personal



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