



23 Boughton Road

Corby, Northamptonshire NN18 8NY



**Simpson West**

Simpson West are delighted to offer to the market for sale this much improved large three storey family home that is located within the popular Oakley Vale. The property itself boasts THREE generous double bedrooms and is within walking distance to the local school, shops and other amenities. The property comprises i an entrance hall, cloakroom w/c, modern fitted kitchen and large living/dining room. To the first floor there are two double bedrooms and a refitted main family bathroom. In addition to the second floor there is the master bedroom with dressing area and refitted en-suite shower room. To the rear is an enclosed garden with decked area. There is off road parking leading to a single detached garage. Early viewings are highly encouraged. Energy rating C. Council Tax Band C.

£235,000



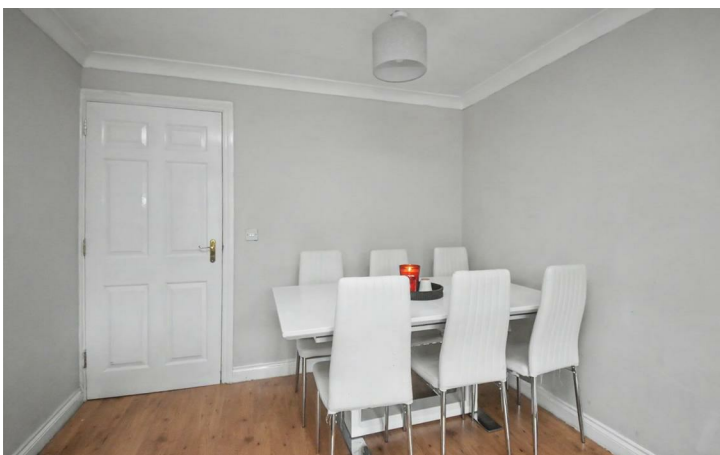
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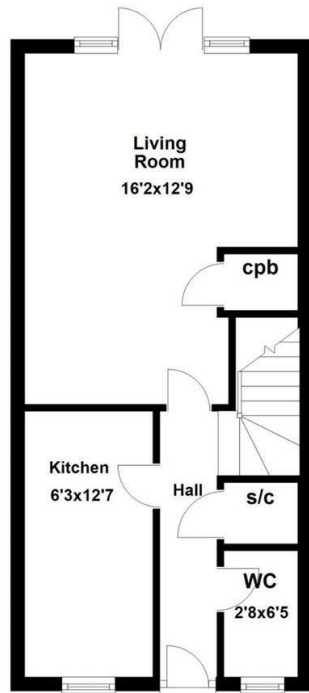
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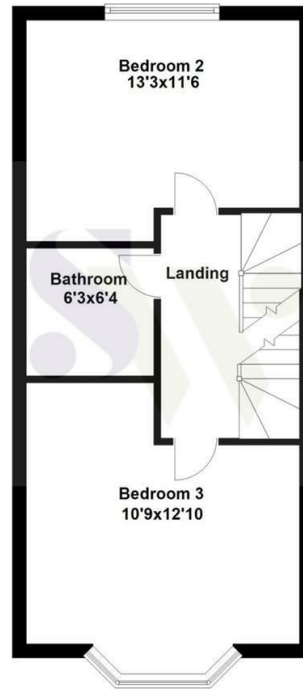
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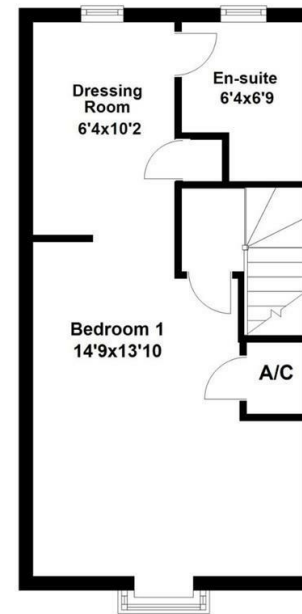
### Ground Floor



### First Floor



### Second Floor



Floor plan not to scale - for guidance purposes only.  
Floor plan created by Simpson West for their use.  
Plan produced using PlanUp.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>76</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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