



140 Hobby Drive

Corby, NN17 5FG



Simpson West

Enjoying an attractive position within the sought after Priors Hall Park is this rarely available detached residence which offers features to include an owned solar panel system and accommodation to include a reception hall, cloakroom/WC, a dual aspect living room, a superb, fitted kitchen/dining room which incorporates integrated appliances and boasts a separate utility room. The first floor provides FOUR BEDROOMS with the master benefitting from en-suite facilities and fitted wardrobes and there is also a good-sized family bathroom. Outside there is a smart frontage with green space to the front, the GARAGE is approached to the side of the property and provides OFF ROAD PARKING for two vehicles and an EV charging point. The rear garden leads with a patio area and continues onto a predominately laid to lawn rear garden and a further patio area with pedestrian access to the garage.

An early visit is highly recommended if the property floorplan and position are to be truly appreciated!

Energy Rating B. Council Tax Band D. Priors Hall Urban and Civic charges apply - £284 per annum.



Offers Over £350,000



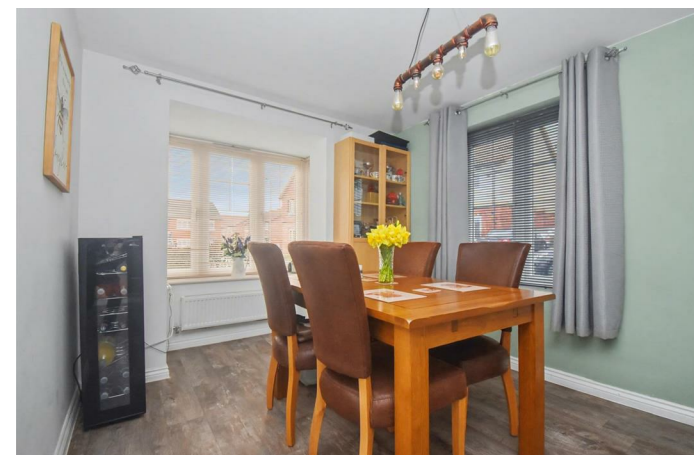
4



2



1





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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 	



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