



83 Conyger Close

Corby, NN18 8FW



**Simpson West**

Situated in the highly sought after Great Oakley area of Corby this beautifully presented three bedroom semi detached home offers convenient access to local amenities schools and excellent transport links. Perfectly suited to families and first time buyers alike the property has been meticulously maintained by the current owners and is offered in superb condition throughout.

The ground floor features a stylish modern kitchen with space for appliances and a dining table a convenient downstairs WC and a spacious lounge diner. The living area is bright and welcoming with French doors opening out onto the rear garden creating an ideal space for both relaxing and entertaining.

Upstairs the property boasts a well proportioned master bedroom complete with fitted wardrobes and a private en-suite. Two further generously sized bedrooms provide excellent accommodation with bedroom two also benefiting from fitted wardrobes. A contemporary family bathroom serves the remaining bedrooms.

Externally the home offers a generous rear garden arranged over two tiers. The lower level provides a low maintenance patio area while the upper tier includes a vegetable patch with raised beds and hard standing suitable for sheds or a greenhouse. To the rear there is off road parking and a garage equipped with power water and lighting.

The property is complemented by mature front and rear gardens mainly laid to lawn with attractive landscaped borders and established shrubbery. Additional benefits include air conditioning installed by the current owners for added comfort.

This fantastic home is ideal for first time buyers or investors and truly must be viewed to be fully appreciated. Early viewing is highly recommended. Management Charge £80 per quarter. EPC Rating -TBC. Council Tax Band C

£225,000



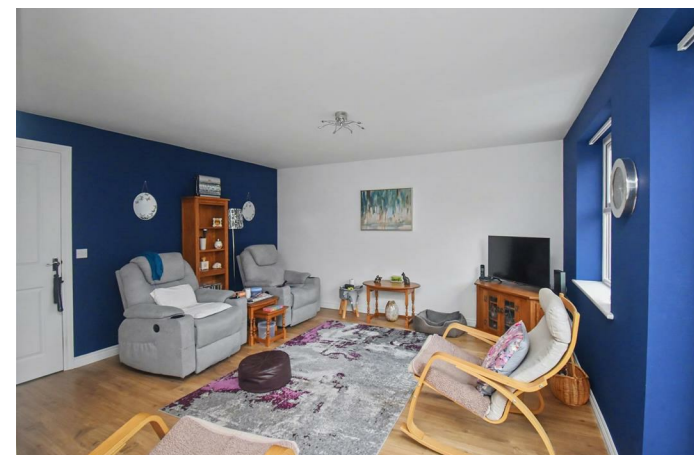
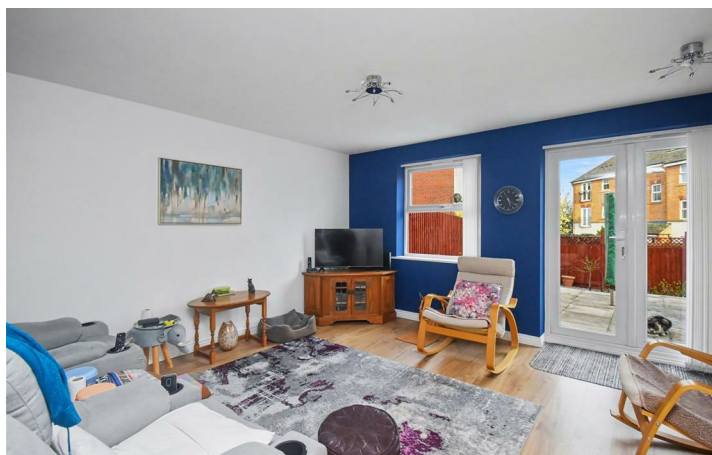
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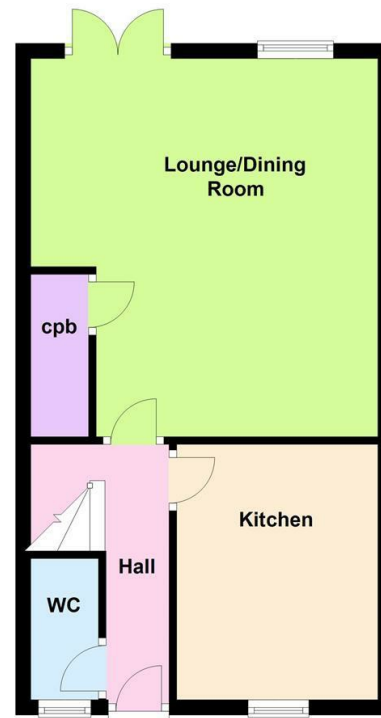
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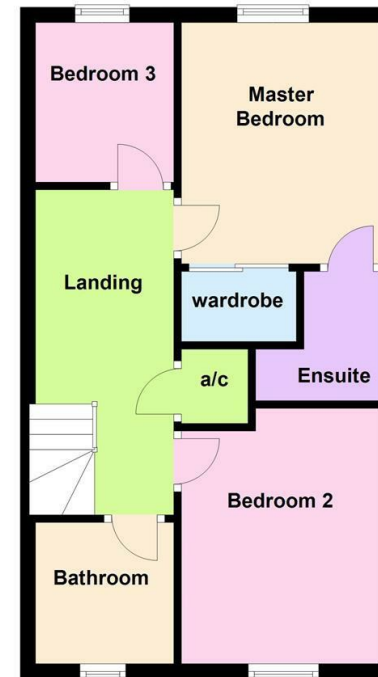
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Ground Floor



First Floor



Floor plan not to scale - for guidance purposes only.  
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>                            |                            |           |
| (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<br>2002/91/EC |           |



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