

166 Cottingham Road  
Corby  
Northamptonshire  
NN17 1SY

£550,000

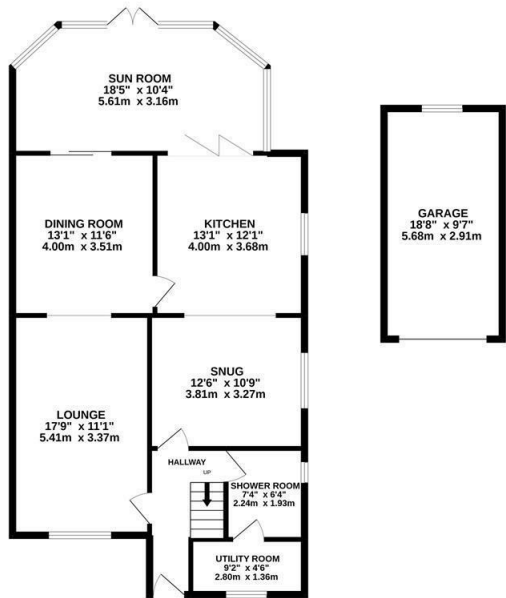


OSCAR JAMES

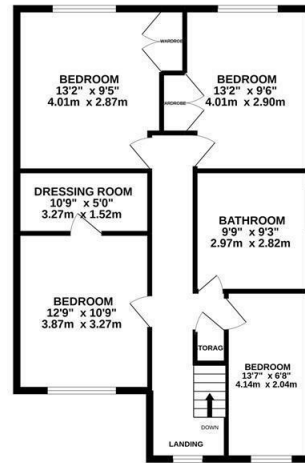
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# FLOOR PLANS

GROUND FLOOR  
1165 sq.ft. (108.3 sq.m.) approx.



1ST FLOOR  
800 sq.ft. (74.2 sq.m.) approx.



TOTAL FLOOR AREA: 1965 sq.ft. (182.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AT A GLANCE...



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## WHAT'S GREAT?

Rarely available and situated on a substantial plot is this immaculately presented four bedroom detached family home that is ideally located within close proximity to the local town centre, train station and an array of both primary/secondary schools.

Set back from the road and entered via a substantial sweeping driveway that provides parking for multiple vehicles. Complimented by a large grass frontage with mature trees surrounding really adds to the grandeur of this magnificent home.

Upon entry you are greeted by a warm and inviting entrance hall that provides access to multiple reception rooms to the first floor. To the left is a tastefully decorated lounge with feature fireplace that follows through into the open plan dining area. To the right of the entrance hall is a handy downstairs shower room that has been refitted and utility room that provides plumbing for multiple appliances. Furthermore is a kitchen/diner that has been refitted to a high standard and incorporates a useful dining area/snug/family area which adds to the versatile living space.

Completing the ground floor is an impressive orangery extension sun room to the rear that spans the full width of the property and creates a stunning entertaining space, flooding out to the lower level patio area.

To the first floor are four generously sized bedrooms with the master bedroom benefitting from a spacious walk in wardrobe that could easily be converted to an en-suite shower room. Bedrooms two and three also have the handy addition of built in wardrobes. Furthermore is a contemporary bathroom with a feature roll top bath, his and hers sinks with accompanying vanity units surrounding.

Dreams do come true with the rear garden on this home and is a stunning showpiece that matches the rest of this wonderful property. The lower entertaining patio area steps up into a further entertaining area and finally is a large mainly laid to lawn area with copious amounts of mature shrubbery and borders.

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# SELLER'S SECRET



*Why we like it....*

# OSCAR JAMES

13 New Post Office Square | Corby | NN17  
1PB  
01536 400900  
[www.oscar-james.com](http://www.oscar-james.com)

*To buy or not to buy....*

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