



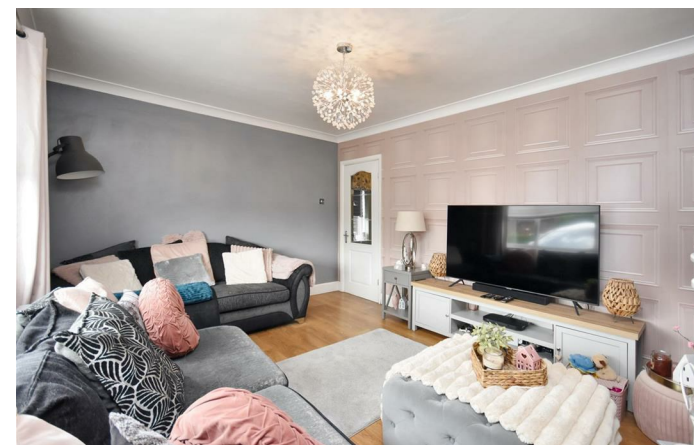
4 James Watt Avenue

Corby, NN17 1BT



Simpson West

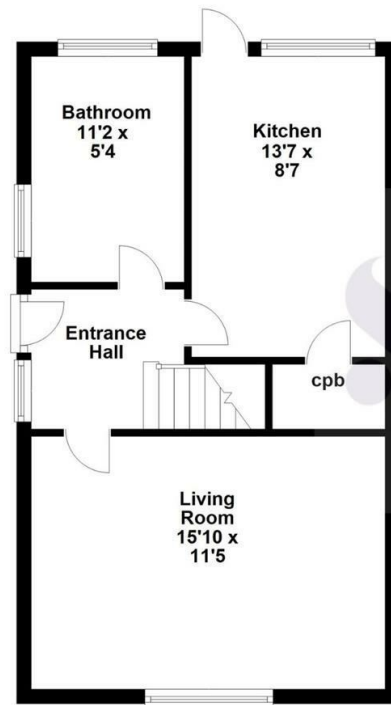
Simpson West are delighted to offer to the market for sale this rarely available extended THREE bedroom family home located within the popular Lloyds area of Corby. The property itself is well located being within walking distance to the local shopping parade as well as the school. Features include an entrance hall, family bathroom complete with three piece suite, a large living room and a kitchen/dining room with a door leading to the rear garden. To the first floor there are three double bedrooms and a landing. To the rear is a large garden that is fully enclosed with a patio/terraced area with steps leading up to a lawned area, decked seating/entertaining area with a large storage shed. There is also a gated access to the side of the property which leads to the front of the property and offers gated block paved driveway for two vehicles. Early viewings are highly advised to avoid missing out on this fantastic family home. Council Tax Band A. Energy Rating to be confirmed.



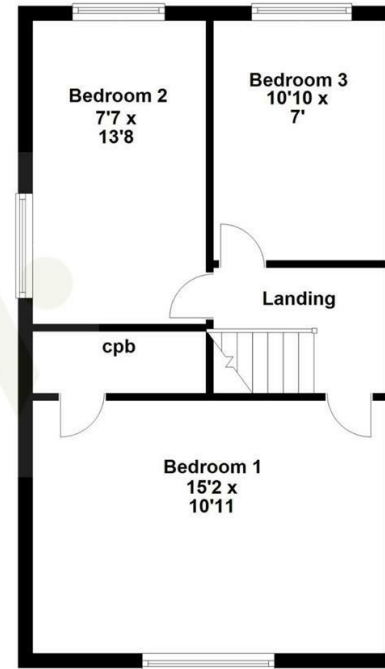
£225,000



Ground Floor



First 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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**.



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West**

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01536 202007

info@simpsonwest.co.uk

<https://www.simpsonwest.co.uk/>

64 Corporation Street, Corby, Northants, NN17 1NH