



1 Birling Place  
Corby, NN18 0LZ



**Simpson West**

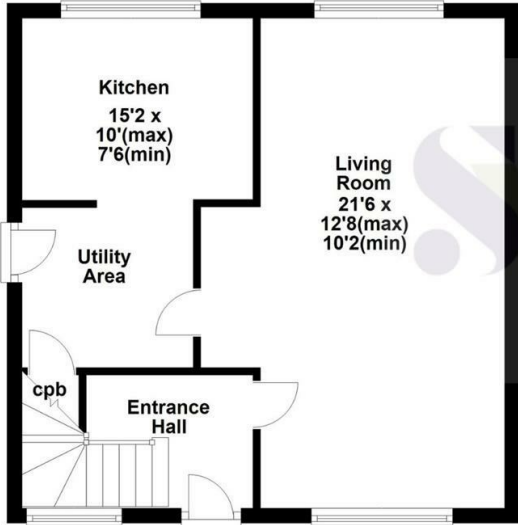
Enjoying an attractive position within the sought after Beanfield area, is this semi-detached property which is being offered for sale with NO CHAIN. Occupying an excellent sized and highly established corner plot which compliments the property perfectly. This rarely available family home offers features and accommodation to include gas central heating, reception hall, living/dining room, and a kitchen with utility area. The first floor provides THREE BEDROOMS and a refitted shower room. Outside, there is an impressive lawned frontage, whilst the rear garden is of excellent size and offers considerable privacy whilst offering the potential to extend the property if so desired. We strongly recommend an early visit to the property which is essential if it's potential and setting are to be truly appreciated. Energy Rating D. Council Tax Band A.



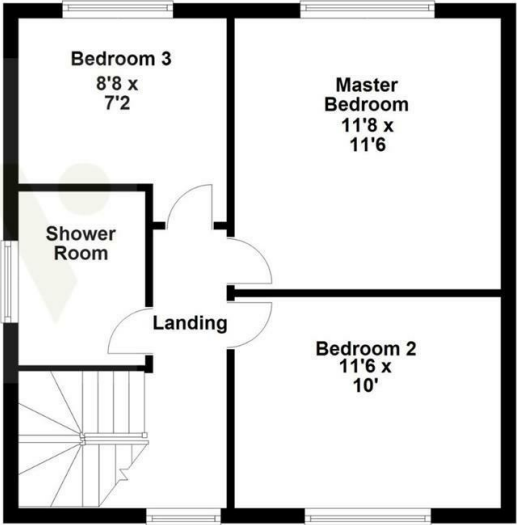
£209,950



**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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	66	
(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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