



20 Shrubfield Grove  
Corby, Northamptonshire NN17 1HD



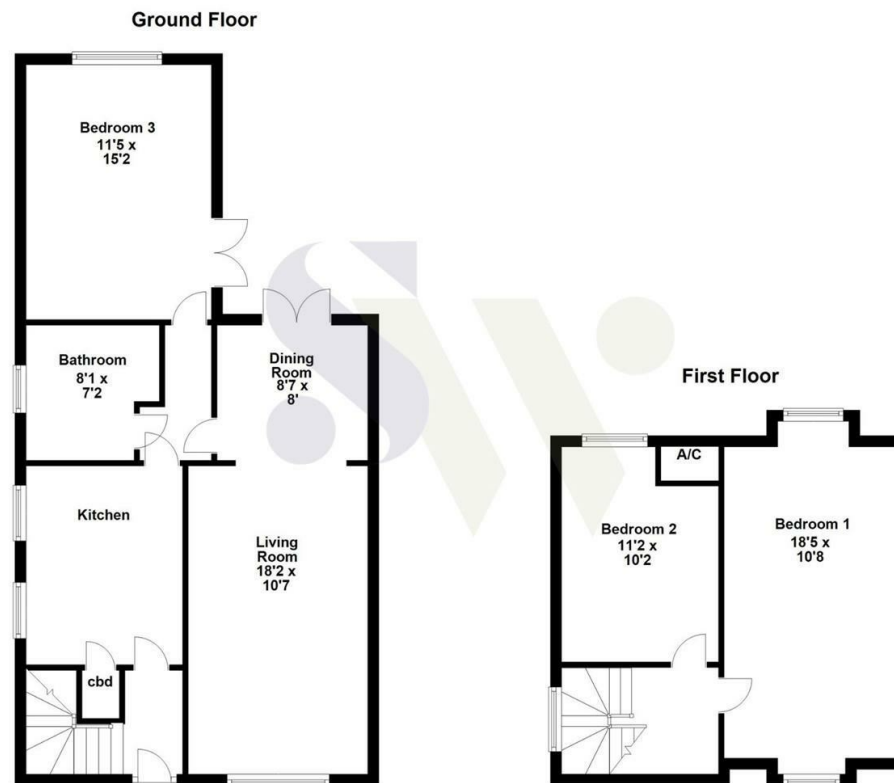
**Simpson West**



Simpson West are delighted to offer to the market this well presented THREE bedroom extended family home, located within the ever popular Lloyds area and being sold with NO ONWARD CHAIN. The property occupies a pleasant corner plot position and is within walking distance to the local schools, shops and other amenities. Features include an entrance hall, a modern fitted kitchen, dining room with patio doors leading to the garden, sitting room with feature log burner with fireplace and a large downstairs bedroom with patio doors leading to garden. The ground floor further benefits from a refitted family bathroom with roll top bath, w/c and wash hand basin. To the first floor are two large double bedrooms. Externally the property benefits from a mature, south facing, rear garden with multiple seating areas and a large converted garage to create a versatile entertaining space. Early viewings are a must! Energy rating E. Council Tax Band B.

£270,000





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>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>50</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	





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



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