



39 Whitworth Avenue
Corby, Northamptonshire NN17 1DL



Simpson West

Simpson West are delighted to present to market this beautifully finished 3 bedroom property in the sought after Lloyds area of Corby, within walking distance to a range of local amenities and schools, this property must be seen if it is to be fully appreciated! Presented in outstanding condition the property offers features and accommodation to include reception hall, cloakroom/WC, a 18' x 11' max living dining room and a brand new fitted kitchen to include integrated appliances. To the first floor there are three bedrooms and a stunning fitted shower room. Outside there are excellent sized lawned gardens with a superb veranda providing an all year round seating and dining facility, whilst to the front a driveway provides OFF ROAD PARKING. Energy Rating C. Council Tax Band A.

£200,000



3



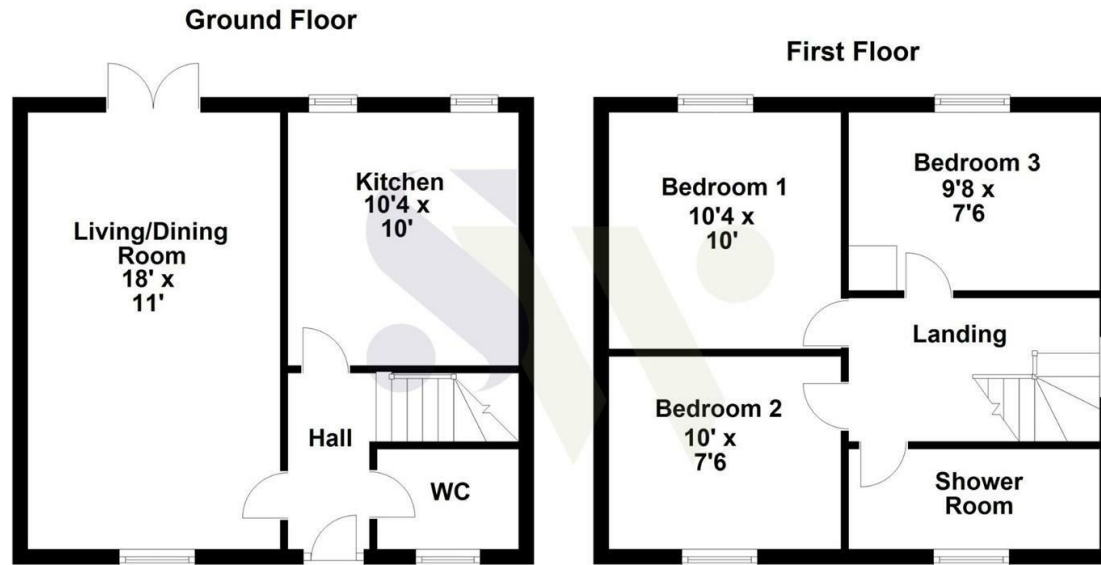
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Simpson West



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) A		91
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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**.



**Simpson
West**

Making Every
Journey Personal



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