



54 Lingfield Walk
Corby, NN18 9JS



Simpson West

Conveniently located in close proximity to local schools, amenities and transport links, this three-bedroom semi detached home is being offered to the market with NO ONWARD CHAIN and in excellent condition throughout. The ground floor benefits from a spacious lounge, kitchen/diner with access to the wrap around rear garden, utility room a large entrance hall with storage and downstairs w/c. Upstairs offers two double bedrooms, a spacious third bedroom, and a refitted family bathroom. Outside, the property benefits from a fully enclosed, large rear garden, mainly laid to lawn. Offered with no onward chain this property represents an excellent opportunity for a buyer to secure a property in excellent condition. Early viewings are highly recommended. EPC rating- pending. Council Tax Band - A.



£175,000





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



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