



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- C. Council Tax Band - A.



£170,000





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

74 85





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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