



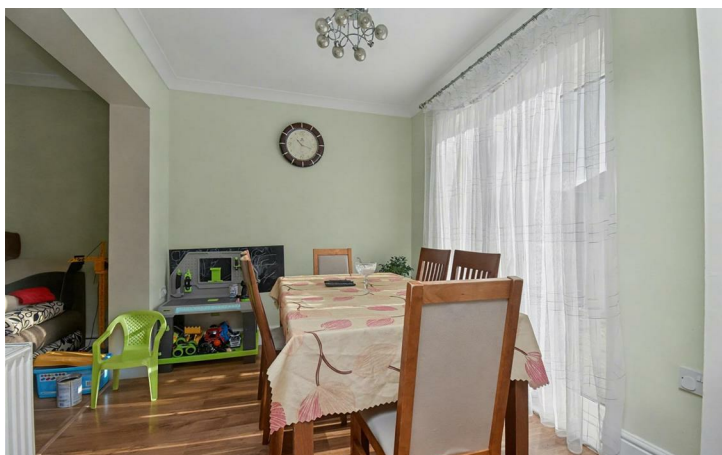
75 Rowlett Road
Corby, NN17 2BP

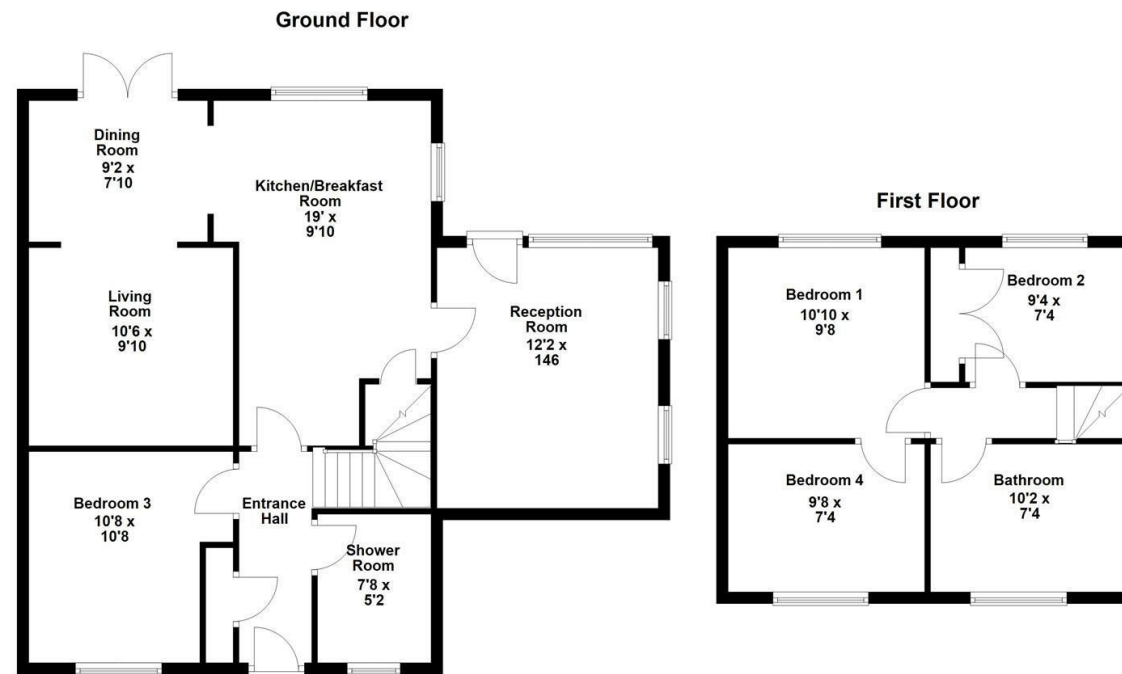


Simpson West

Set in the popular Lloyds area of Corby, this generously sized three-bedroom end-of-terrace property offers spacious and versatile living accommodation. The property opens into a welcoming hallway that leads through to a spacious living/dining/kitchen area. The ground floor also includes a family bathroom and an additional reception room currently utilised as a downstairs bedroom. The property further benefits from a versatile utility space that offers potential for further development as ancillary accommodation or additional living space. Upstairs, the home features two well proportioned bedrooms and an additional bedroom area accessed via the master bedroom. This individual home features a sizeable corner plot with a large, private rear garden. The gardens to the front and rear offer plenty of outdoor space and off-road parking for multiple vehicles. The location is well served by local schools, shops, and amenities, all within easy reach. This property needs to be seen to be appreciated. EPC rating – TBC. Council Tax – A.

£260,000





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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