



62 Minden Close

Corby, NN18 9EP



Simpson West

Occupying an attractive position within a popular and peaceful cul-de-sac in the highly sought-after Danesholme area, this well-presented link-detached home is offered for sale with the significant benefit of NO CHAIN.

The property provides well-proportioned accommodation throughout, making it an ideal choice for first-time buyers, growing families or those seeking a conveniently located home. On entering, a welcoming reception hall gives access to a useful cloakroom/WC, while the fitted kitchen includes a range of integrated appliances. To the rear, an excellent-sized living/dining room offers a bright and versatile space for everyday living, entertaining and family meals, with views over the garden.

The first floor offers three bedrooms, including a particularly generous principal bedroom, alongside two further bedrooms that could also suit use as a nursery, home office or guest room. Completing the accommodation is a family bathroom.

Externally, the property enjoys a lawned frontage and a garage positioned to one side, with additional off-road parking available to the front. The enclosed rear garden has been designed with both relaxation and entertaining in mind, featuring a sociable and sheltered seating area, ideal for outdoor dining, with the remainder laid mainly to lawn. Fully enclosed to all sides, it provides a private and secure outdoor space.

Conveniently situated for local amenities, schools and transport links, this appealing home offers an excellent opportunity in a desirable residential location. Early viewing is highly recommended to fully appreciate all that is on offer.

£223,000



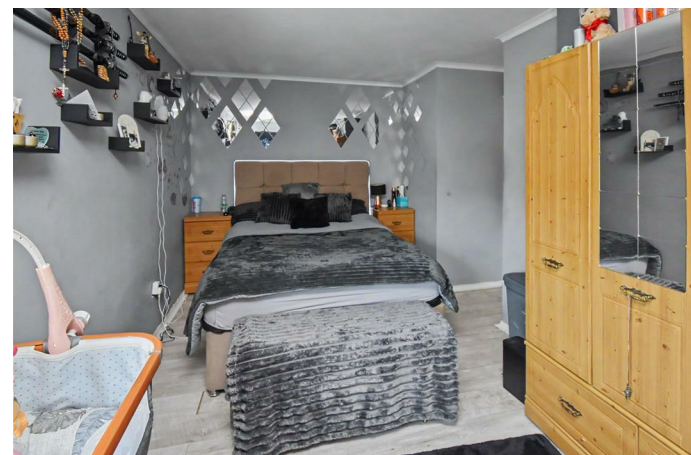
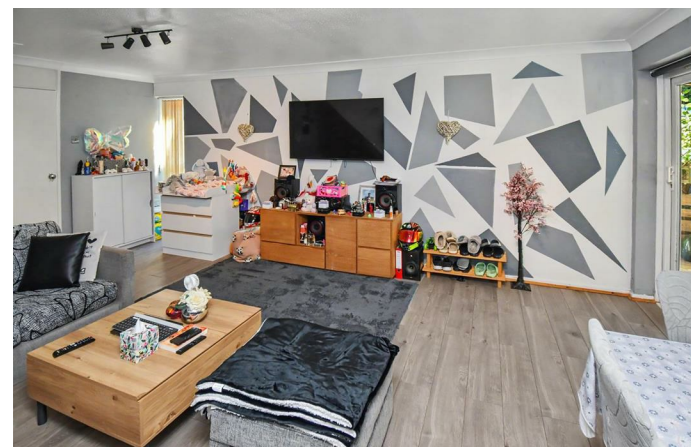
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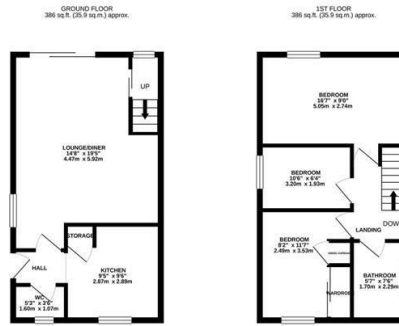


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TOTAL FLOOR AREA: 772 sq ft (71.2 sq m) approx.
 *This is an approximate floor area and does not include the area of any external walls, roof, or garden. It is for information only and should not be used as a basis for any calculation or comparison. The actual floor area may vary slightly from the figures shown here.



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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