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.

£214,950

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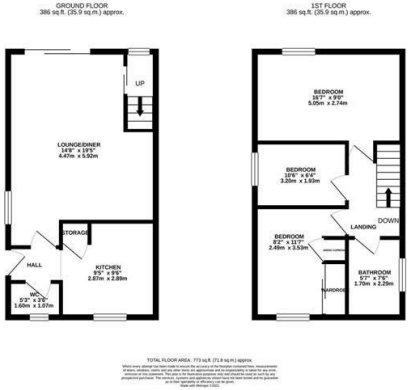
Simpson West

10:35


GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.
1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.
UP
LOUNGE/DINER
14'8" x 18'5"
4.47m x 5.92m
STORAGE
HALL
KITCHEN
9'5" x 9'5"
2.87m x 2.89m
WC
5'3" x 2'8"
1.60m x 1.07m
BEDROOM
16'7" x 9'9"
5.05m x 2.74m
BEDROOM
10'6" x 6'4"
3.20m x 1.93m
LANDING
DOWN
BEDROOM
8'2" x 11'7"
2.49m x 3.53m
CARPET CUPBOARD
BATHROOM
5'7" x 7'6"
1.70m x 2.29m
CUPBOARD
TOTAL FLOOR AREA : 773 sq.ft. (71.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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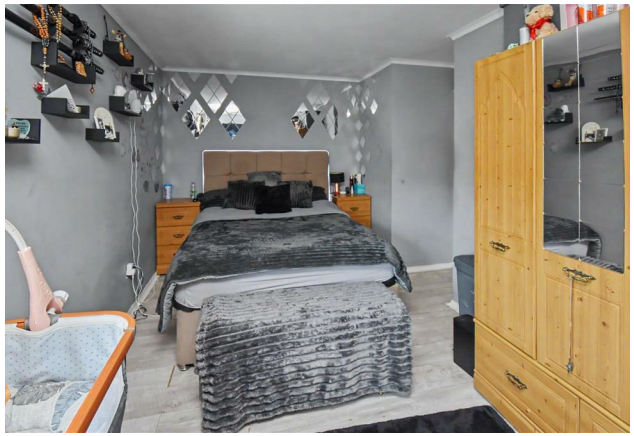
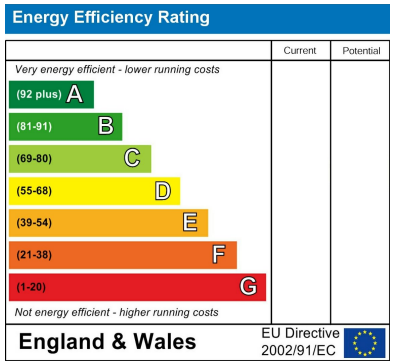
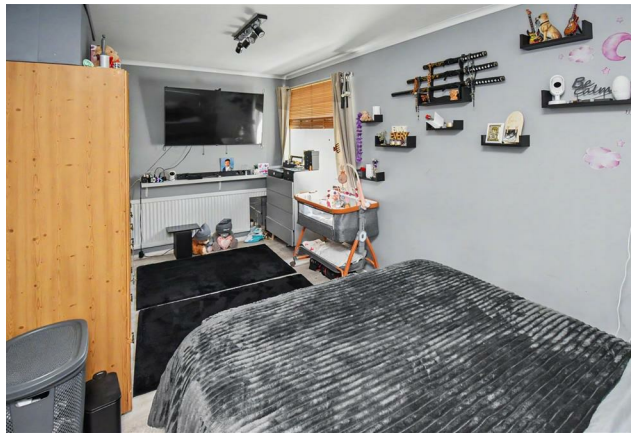



Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC



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