

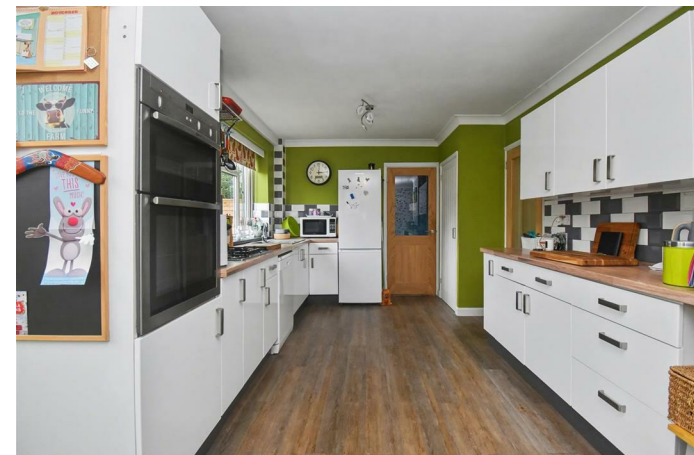


59 Woodnewton Way  
Corby, Northamptonshire NN17 2NS



**Simpson West**

Located on the highly popular Shire area within Corby is this immaculately presented three bedroom semi detached residence that is being offered to the market having been fully renovated throughout. The property itself occupies a pleasant position being within walking distance to the local schools, shops and other amenities and overlooking a local protected woodland. Features include an entrance hall, living room, a modern fitted kitchen/diner and the versatile utility with cloakroom w/c. To the first floor there are two double bedrooms, a good single bedroom and the refitted main family bathroom. Outside is an impressive landscaped garden that is fully enclosed, this boasts two large decking areas and lawned space. To the front is a paved frontage and access to the single garage. Early viewings are highly encouraged to fully appreciate this beautifully presented property. Energy rating D. Council Tax Band A.

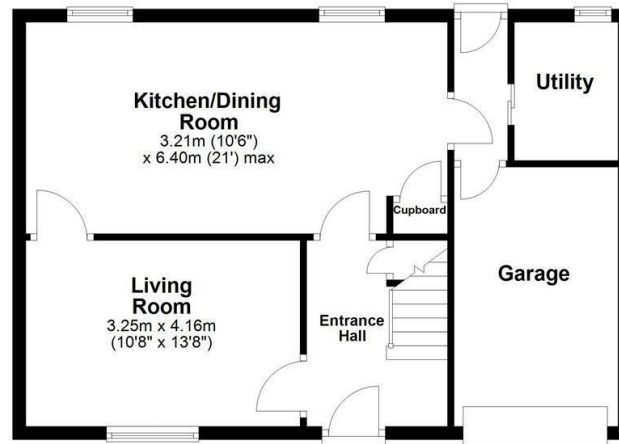


£230,000

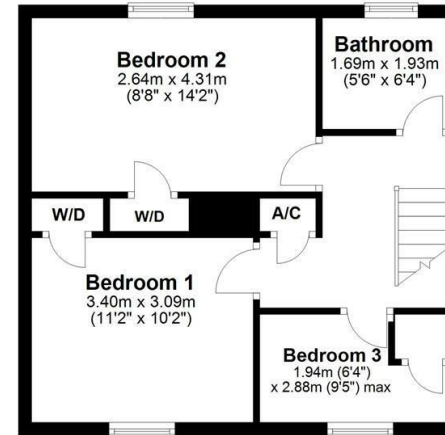
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Ground Floor

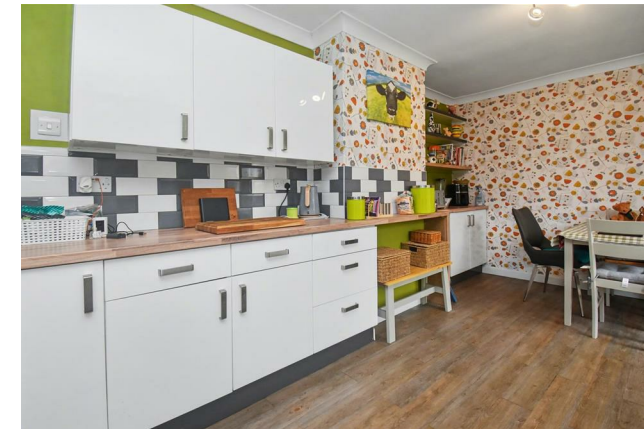


First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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