



11 Rutherglen Road

Corby, NN17 1ER



Simpson West

SOLD BEFORE MARKETING!!!

Occupying a highly desirable position within the ever-popular Lloyds area, this impressive THREE-BEDROOM semi-detached home is presented in excellent order throughout and offers spacious, well-planned accommodation, making it an ideal choice for families, first-time buyers or those looking to upsize.

The property opens into a welcoming porch and entrance hall, leading into a beautifully presented living room featuring a bay window and stylish media wall, creating a comfortable and inviting space for relaxing. To the other side is a thoughtfully designed utility room with downstairs WC, providing excellent practical space for modern family living.

The real heart of the home is the impressive kitchen/dining room, fitted with a contemporary range of modern units and providing an excellent space for both everyday family life and entertaining. French doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces.

To the first floor are THREE BEDROOMS, including two generous doubles. The principal bedroom further benefits from air conditioning, while the third bedroom provides excellent flexibility for a child's bedroom, guest room or home office. The accommodation is completed by a beautifully presented family bathroom.

Outside, the property continues to impress with a substantial and fully enclosed rear garden, predominantly laid to lawn and complemented by a generous patio area, providing plenty of space for children to play, outdoor dining and entertaining during the warmer months. The garden also benefits from a garden studio and separate shed, offering useful additional storage and versatile space.

To the front, a new resin driveway provides ample off-road parking for multiple vehicles.

Early viewings is highly recommended.
Energy rating: D, Council Tax Band: B

£270,000



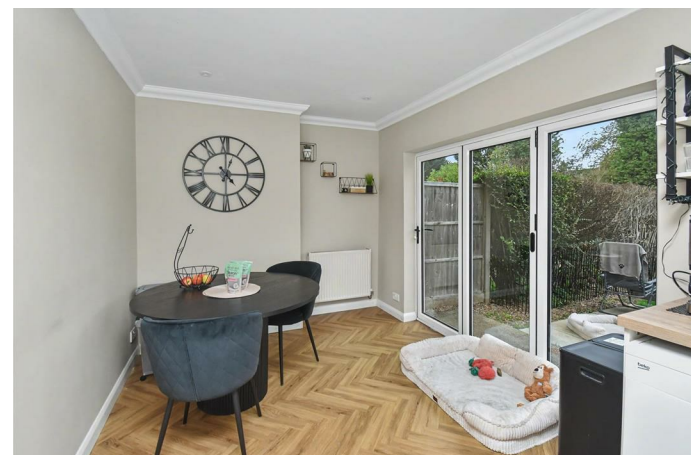
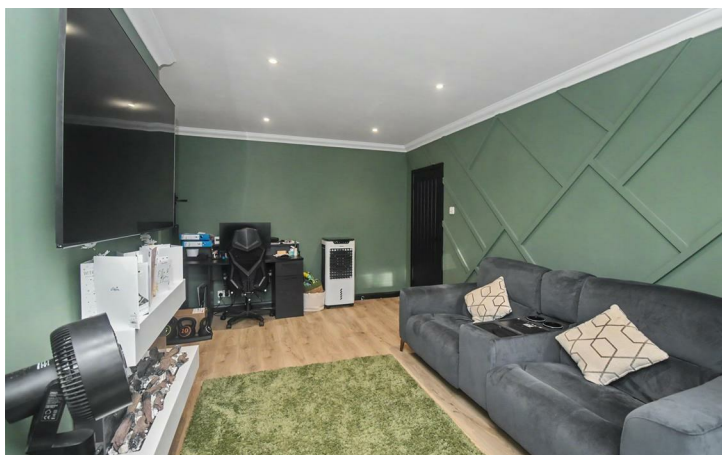
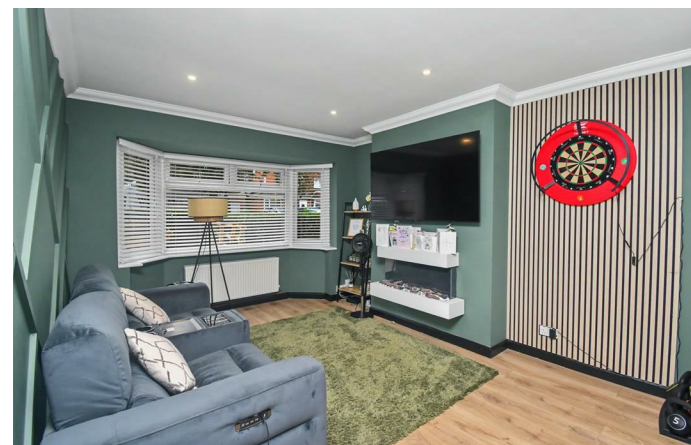
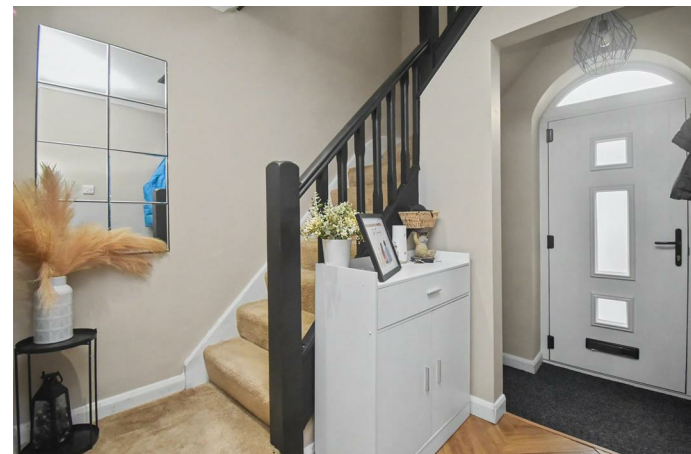
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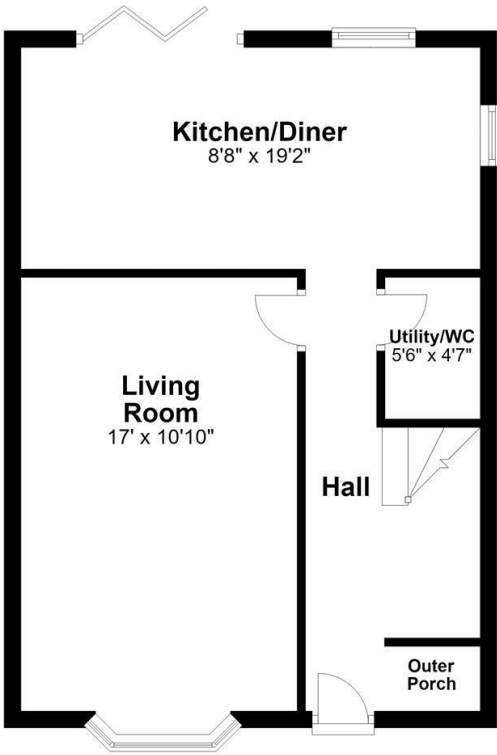
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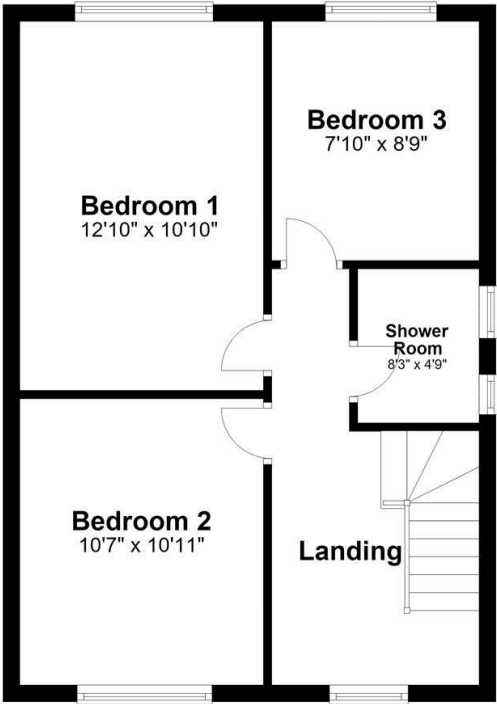
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Ground Floor



First Floor



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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