

37 Grantham Walk

Corby, NN18 9BW

Simpson West

Spacious and beautifully presented three bedroom family home, ideally situated within easy walking distance of local schools, everyday amenities and transport links.

Maintained to a very good standard throughout, this attractive property offers generous and versatile living accommodation, making it an excellent choice for first time buyers and growing families alike.

Upon entering the property, you are welcomed by a spacious entrance hallway, complemented by a newly fitted front door. The ground floor boasts a generously proportioned living room, providing a comfortable space to relax and unwind. The heart of the home is the impressive kitchen/dining room, offering ample space for family dining and entertaining, further enhanced by a useful separate utility/pantry room providing additional storage and practicality.

To the first floor are three well proportioned bedrooms, with both the principal bedroom and bedroom three benefiting from fitted wardrobes, providing excellent built in storage. Completing the first floor accommodation is a spacious family bathroom alongside a separate WC, adding further convenience for busy family life.

Externally, the property continues to impress with a beautifully landscaped and fully enclosed rear garden, predominantly laid to lawn and offering a wonderful space for outdoor enjoyment. A particular highlight is the substantial timber built covered entertaining area, thoughtfully installed by the current owners to create a fantastic sheltered space for alfresco dining, social gatherings and year round enjoyment.

To the rear of the property, a generous driveway provides off road parking for up to three vehicles, leading to a brick built single garage complete with power and lighting, offering excellent additional storage or practical workspace potential.

Combining spacious accommodation, excellent outdoor entertaining facilities and a convenient location, this superb family home has much to offer.

A viewing highly recommended.

£210,000

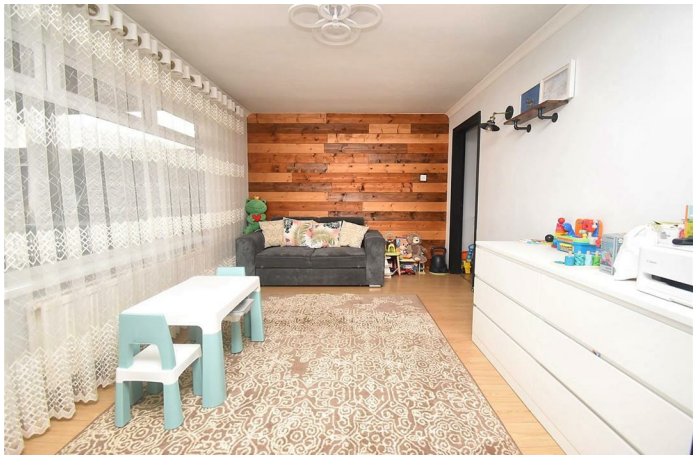
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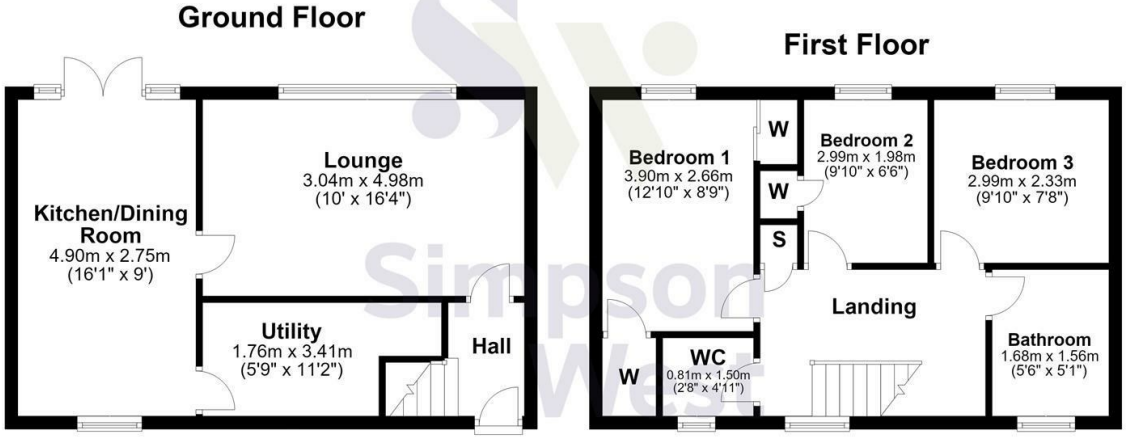




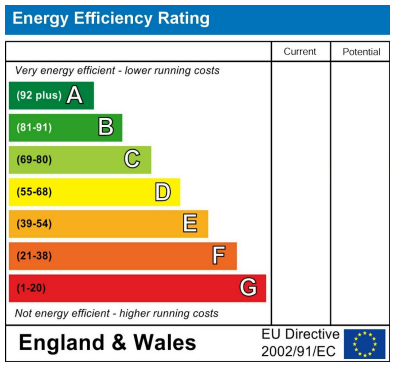


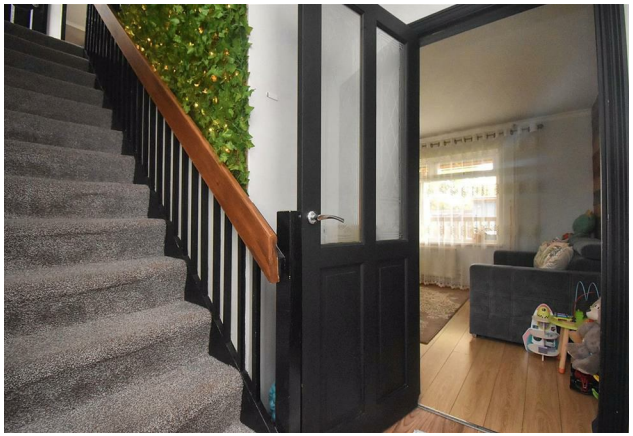


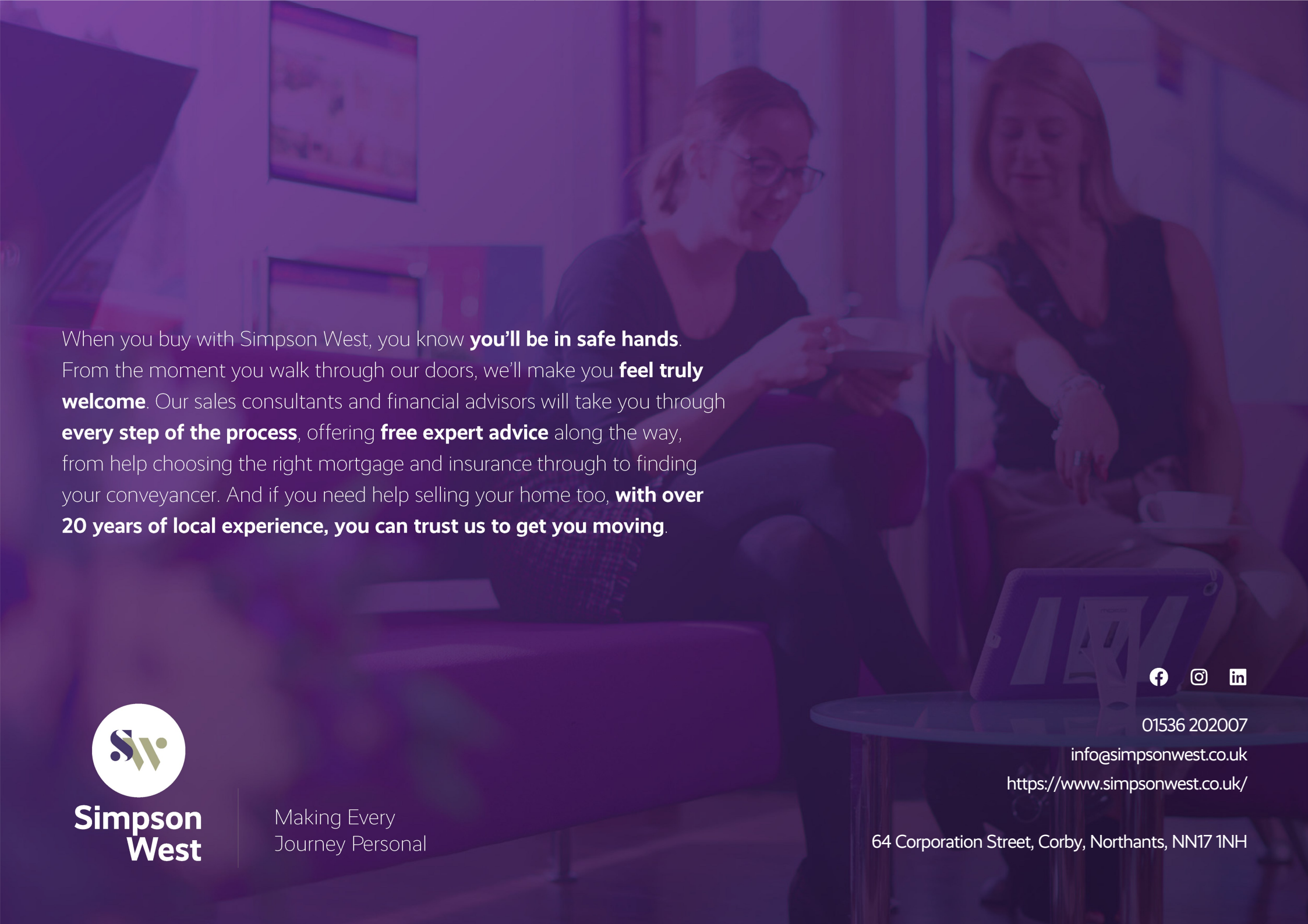
Simpson West


Ground Floor
Kitchen/Dining Room
4.90m x 2.75m
(16'1" x 9')
Lounge
3.04m x 4.98m
(10' x 16'4")
Utility
1.76m x 3.41m
(5'9" x 11'2")
Hall
First Floor
Bedroom 1
3.90m x 2.66m
(12'10" x 8'9")
W
W
S
Bedroom 2
2.99m x 1.98m
(9'10" x 6'6")
Bedroom 3
2.99m x 2.33m
(9'10" x 7'8")
Landing
W
WC
0.81m x 1.50m
(2'8" x 4'11")
Bathroom
1.68m x 1.56m
(5'6" x 5'1")




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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