



16 Crawford Grove

Corby, Northamptonshire NN17 2DD



Simpson West

Simpson West are delighted to offer to the market this superb three-bedroom family home, ideally positioned in a quiet, tree-lined cul-de-sac on the Lloyds. Conveniently located within walking distance of local schools and a range of amenities, this property offers both comfort and practicality for modern family living. The accommodation comprises a light and airy entrance hall, an impressive and spacious living/dining room which flows seamlessly into a rear conservatory, a modern fitted kitchen, and a convenient downstairs WC / Utility. To the first floor are two well-proportioned double bedrooms, a single bedroom, and a stylishly fitted family bathroom. Externally, the property benefits from a block-paved driveway providing off-road parking to the front, with gated side access leading to the rear. The generously sized rear garden is mainly laid to lawn, fully enclosed, and offers an excellent degree of privacy would be ideal for families and outdoor entertaining.

Early viewing is highly recommended to fully appreciate this fantastic home.

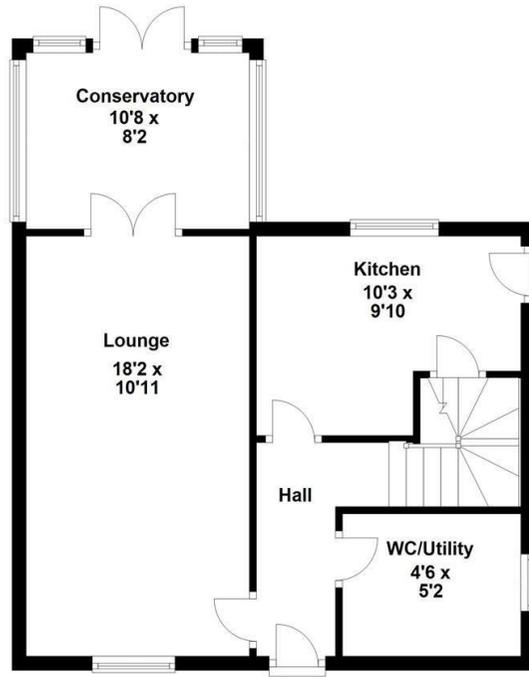
Energy Rating: D. Council Tax Band A.



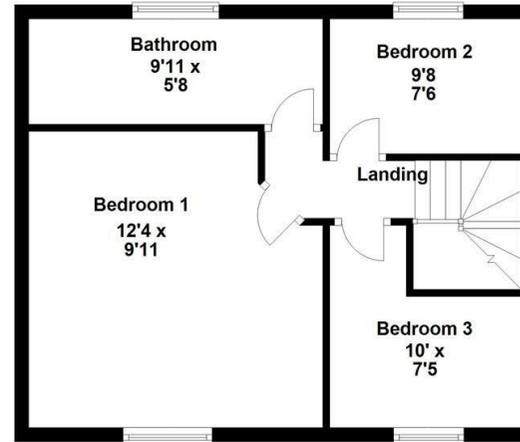
Offers In Excess Of £229,950



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



When you buy with Simpson West, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
West**

Making Every
Journey Personal



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