



85 Welland Vale Road
Corby, Northamptonshire NN17 2AN



Occupying a highly desirable position within the popular Lloyds area of Corby is this extended three-bedroom semi-detached residence, offered to the market in excellent order throughout and ideally suited to a wide range of buyers.

The accommodation begins with a welcoming entrance hall leading into a bright and comfortable living room, finished to a high standard and ideal for relaxing. The impressive fitted kitchen features a range of integrated appliances, ample storage, and space and plumbing for a dishwasher. A separate utility room provides additional storage together with space and plumbing for both a washing machine and tumble dryer.

Further enhancing the ground floor is a well-appointed dining room, a versatile study ideal for home working, and a convenient downstairs WC. The real centrepiece of the home is the spacious full-width conservatory, offering an exceptional family living and entertaining space. Flooded with natural light, it features French doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

The first floor provides two well-proportioned double bedrooms, a generous third bedroom, and a well-appointed family bathroom, offering comfortable accommodation for growing families or those looking to up size.

Outside, the property continues to impress with a substantial rear garden, predominantly laid to lawn and complemented by a generous patio area, creating the perfect setting for alfresco dining and entertaining during the warmer months. To the rear of the garden is a raised decking entertaining area which will be an ideal space for summer barbecues and relaxing with family and friends. Front of the property benefits from a large pressed concrete driveway offering ample off-road parking for multiple vehicles.

Properties in this sought-after location are always in high demand, and an early viewing is strongly recommended to fully appreciate this family home.

Council tax band A, Energy rating: D

£260,000



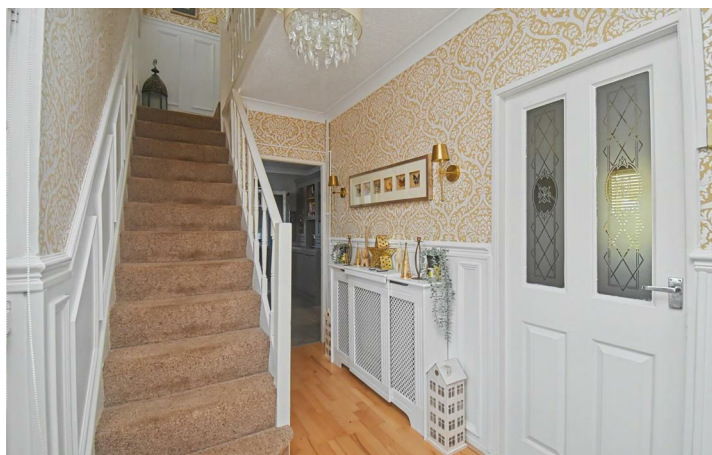
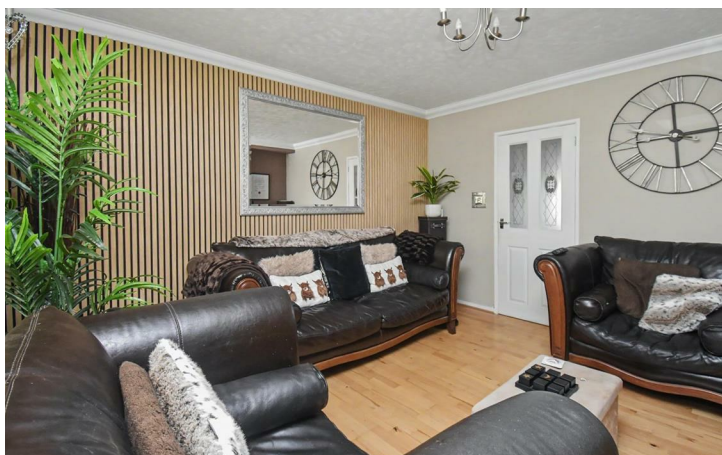
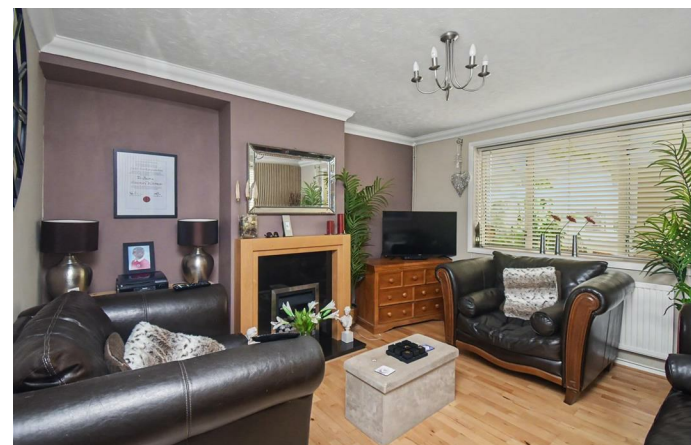
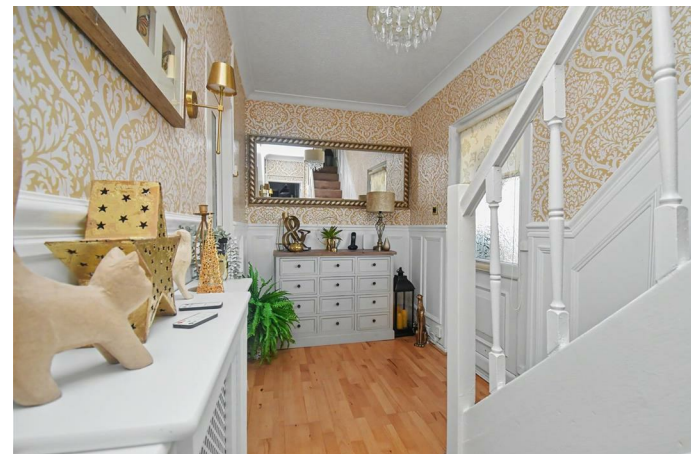
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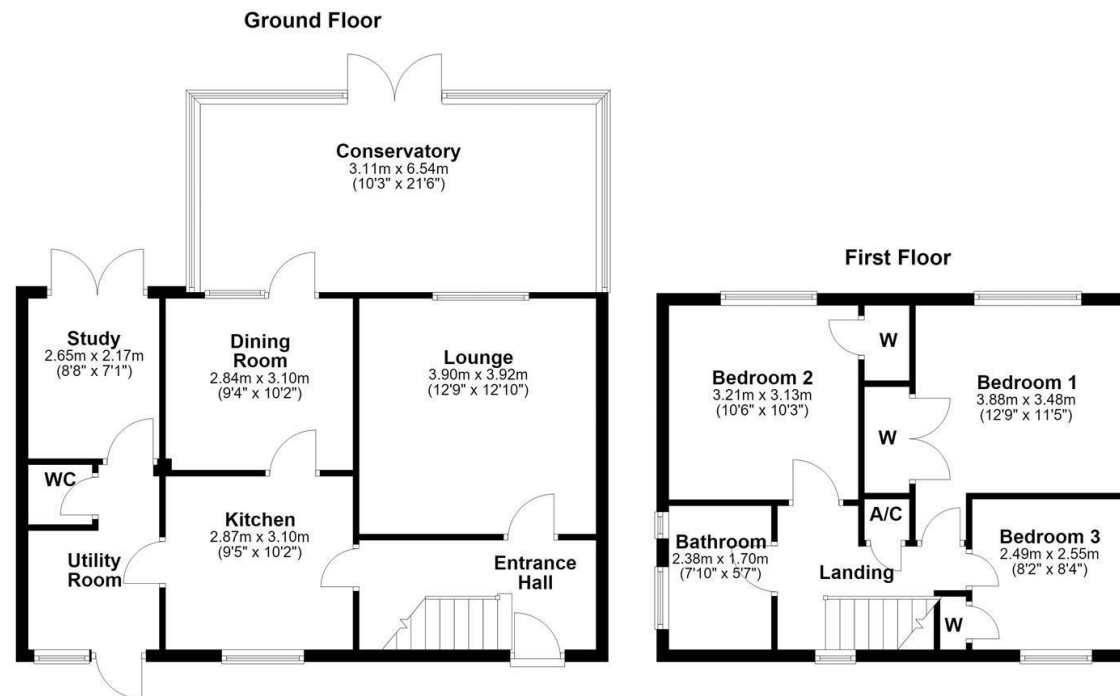


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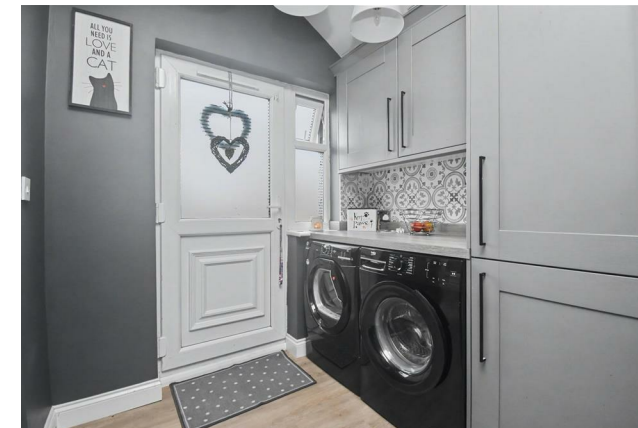


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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



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