



15 Beech Close

Corby, Northamptonshire NN17 2AF



**Simpson West**

**-PUBLIC NOTICE-**

We are acting in the sale of the above property and have received an offer of £160,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

Situated in the highly desirable Shire area of Corby, this well presented three bedroom end of terrace property is offered for sale with no onward chain, making it an ideal purchase for first time buyers, families, or investors alike.

Representing excellent value for money, the accommodation briefly comprises an inviting entrance hall, a spacious and comfortable lounge, and a bright open plan kitchen dining room to the ground floor, perfect for both everyday living and entertaining.

To the first floor, there are three well proportioned bedrooms along with a modern family bathroom, offering practical and versatile living space.

Externally, the property benefits from both front and rear gardens, neatly laid to lawn and providing a pleasant outdoor setting. Additionally, there are useful outbuildings to the side of the property, offering ample storage space or potential for further use.

Conveniently located close to local amenities, schools, and transport links, this property presents a fantastic opportunity to acquire a home in a sought after residential area.

EPC rating - D. Council tax band - A.

**£170,000**



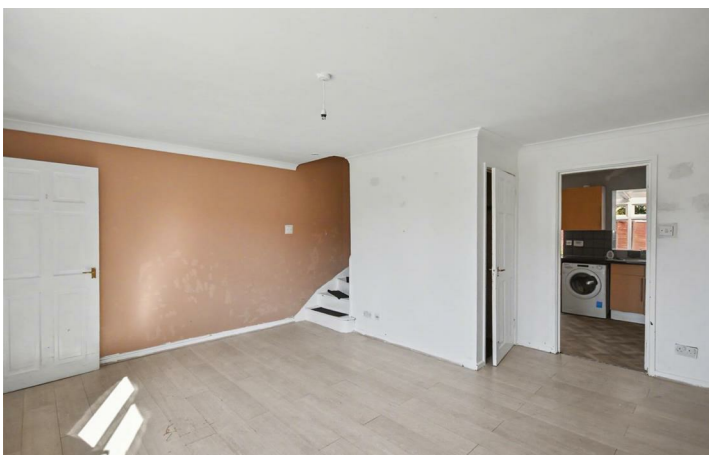
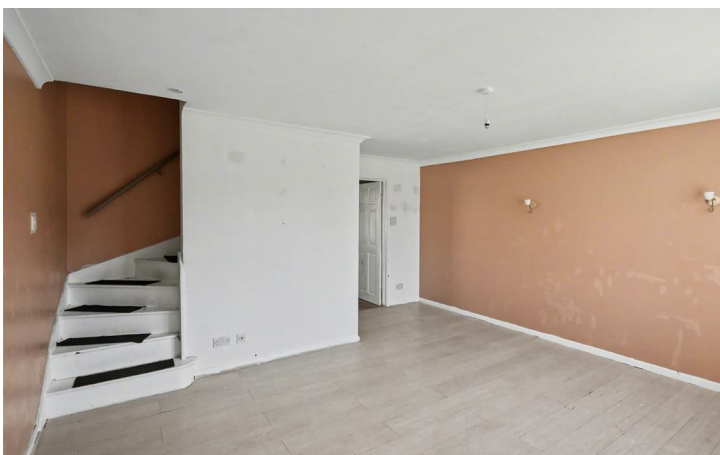
3



1



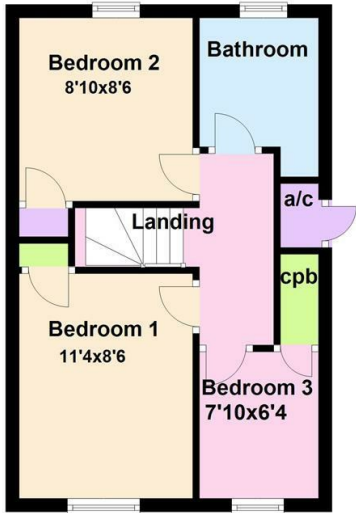
2



Ground Floor



First Floor



Floor plan not to scale - for guidance purposes only.  
Plan produced using PlanUp.



| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>86</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            | <b>64</b> |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>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



01536 202007

[info@simpsonwest.co.uk](mailto:info@simpsonwest.co.uk)

<https://www.simpsonwest.co.uk/>

64 Corporation Street, Corby, Northants, NN17 1NH