



52 Cottingham Road
Corby, Northamptonshire NN17 1SZ



Simpson West

This is a rarely available opportunity to acquire this rarely available double bay fronted detached residence which enjoys a highly attractive position within one of Corby's most sought-after roads and occupies a plot of 0.38 acres. Whilst in need of some updating, the property offers considerable potential to extend and enjoys a highly private setting which would perfectly suit a growing family with accommodation to include a reception hall, living room, separate dining room, kitchen, and conservatory. The first floor provides THREE BEDROOMS and a family bathroom. Outside, a large frontage provides OFF ROAD PARKING for several vehicles that leads to the GARAGE. A highly established rear garden is of excellent size and simply must be seen if it is to be fully appreciated as it boasts lawned areas, fruit trees and vegetable patches and a large greenhouse sits to the centre and there are various other outbuildings which provide excellent storage space. Make your appointment as soon as possible to avoid genuine disappointment of this home which is certain to create considerable interest!
Energy Rating C. Council Tax Band C.

£415,000



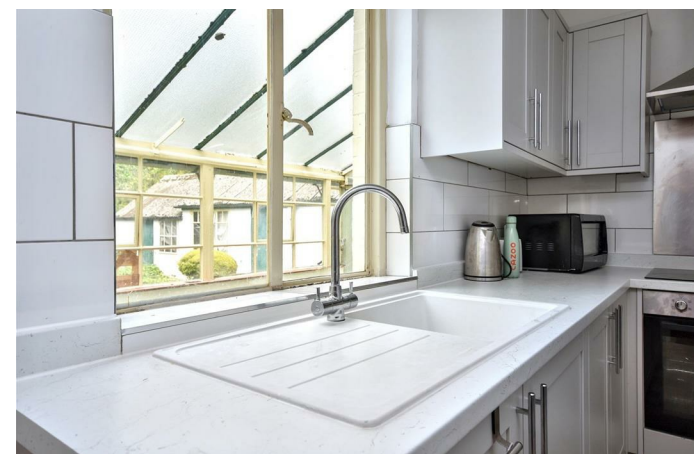
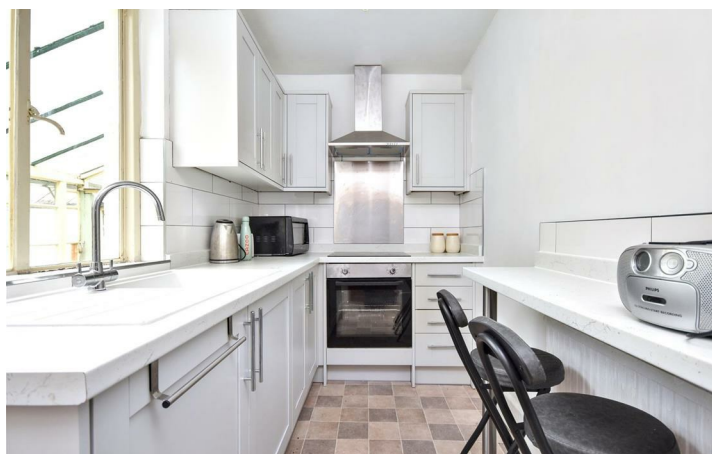
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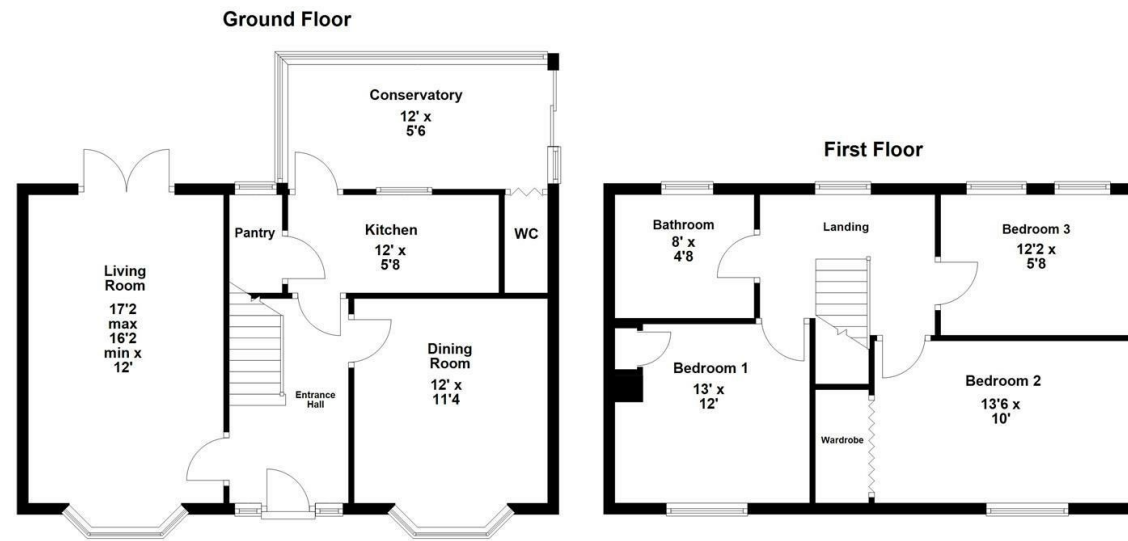


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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01536 202007

info@simpsonwest.co.uk

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

64 Corporation Street, Corby, Northants, NN17 1NH