



15 Beech Close

Corby, Northamptonshire NN17 2AF



**Simpson West**

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.

£195,000



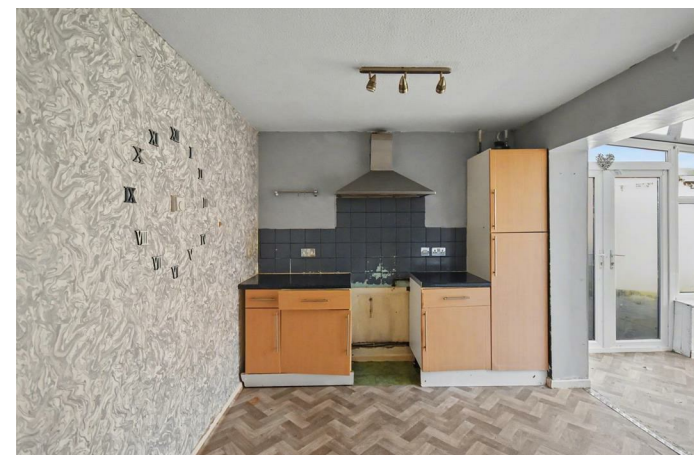
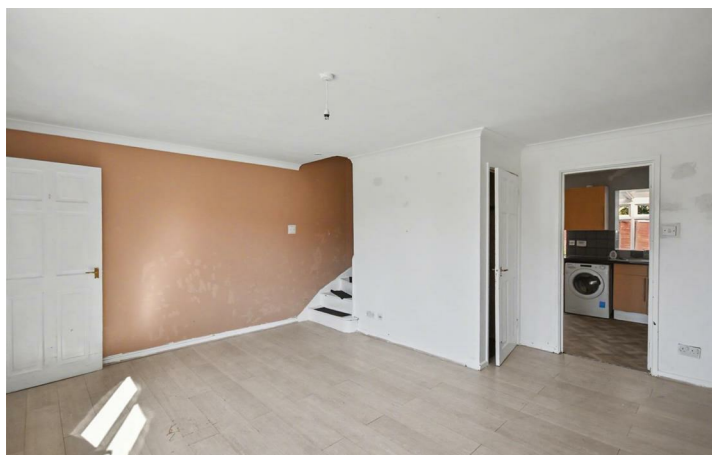
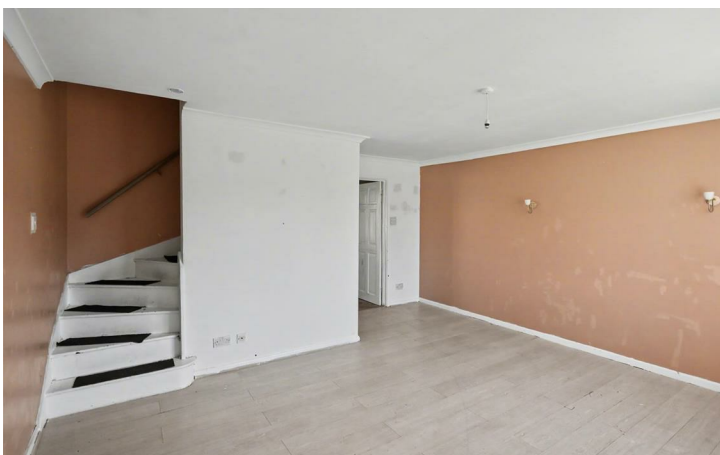
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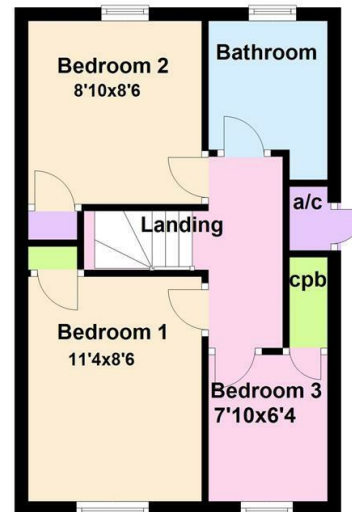
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### Ground Floor



### First Floor



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



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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