



52 Wheatley Avenue

Corby, Northamptonshire NN17 1TF



Simpson West

Occupying a pleasant position within a quiet cul-de-sac, this attractive three bedroom bay fronted semi-detached home offers spacious accommodation, a generous corner plot and exciting potential to extend, subject to the necessary planning permissions. Ideally located within walking distance of the town centre, local schools and major transport links, including rail services into London, this property is perfectly suited to families, first-time buyers and those looking to create their forever home.

The property has also benefited from several key improvements, including a NEW ROOF IN 2020, NEW BOILER IN 2021 AND A MODERN FITTED KITCHEN INSTALLED IN 2021, alongside new radiators to the kitchen and bathroom.

The ground floor accommodation comprises an entrance hall, a welcoming living room featuring an attractive bay window, a modern fitted kitchen/dining room and a conservatory overlooking the large rear garden.

To the first floor are THREE WELL-PROPORTIONED BEDROOMS, including two doubles and a single bedroom, together with the main family bathroom.

Externally, the property truly stands out thanks to its impressive corner plot garden, offering excellent outdoor space and considerable potential for further development, subject to the relevant permissions. To the front, a driveway provides OFF-ROAD PARKING FOR MULTIPLE VEHICLES.

Offered for sale with NO ONWARD CHAIN, this is an excellent opportunity to acquire a well-positioned home with scope to add further value.

Early viewing is highly recommended to appreciate the location, plot size and potential on offer.

Energy Rating: D , Council Tax Band: B

£240,000



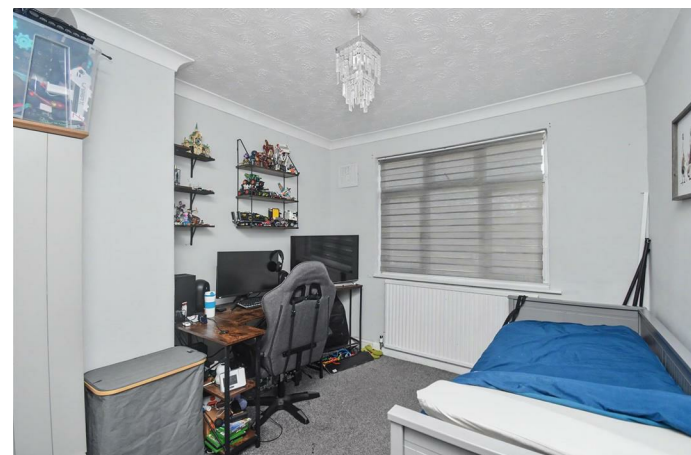
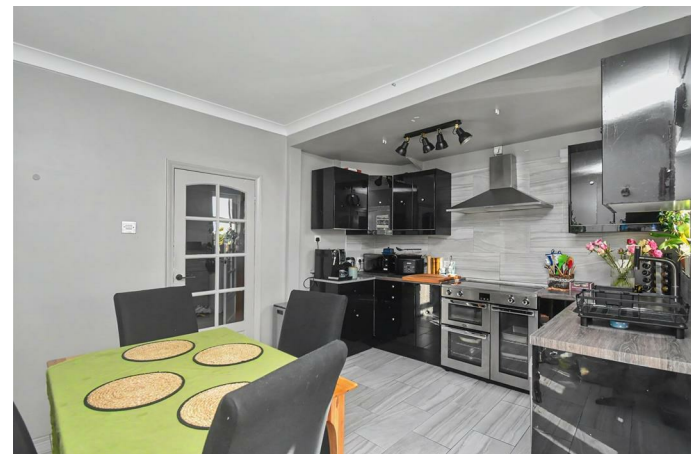
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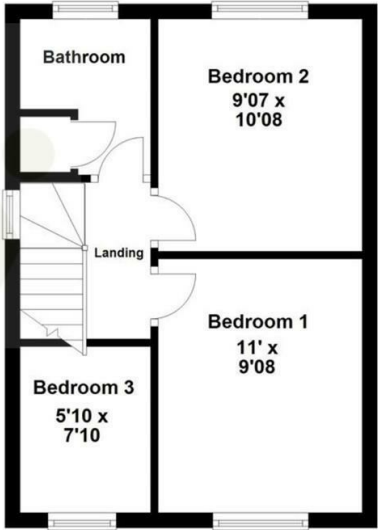
Ground Floor

Approx. 35.5 sq. metres (381.6 sq. feet)

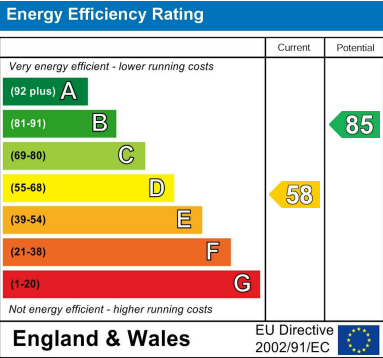


First Floor

Approx. 30.0 sq. metres (322.8 sq. feet)



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



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