



71 Kirby Road  
Gretton, NN17 3DB



**Simpson West**

Notice of Offer

Property Address: 71, Kirby Road Gretton, NN17 3DB

We advise that an offer has been made for the above property in the sum of £255,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: 64 Corporation Street, Corby, NN17 1NH  
Agents Telephone Number: 01536 202007

Enjoying a pleasant position overlooking the woodland and the pocket park to the side, is this rarely available end of terrace property which can be found in this newly built sought after cul-de-sac within the popular village of Gretton. Presented in excellent condition, accommodation includes a large entrance hall, cloakroom/WC, living/dining room and a fitted kitchen room which includes integrated appliances. The first floor provides large landing, THREE bedrooms and a separate family bathroom. Outside, there is an attractive low maintenance front garden. To the rear and side is a large wrap around garden that is enclosed by timber fencing overlooking the woodland with an access gate leading to the allocated parking spaces located directly behind the property. An early visit to this fantastic home is highly recommended. Energy Rating B, Council Tax Band C.

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£265,500



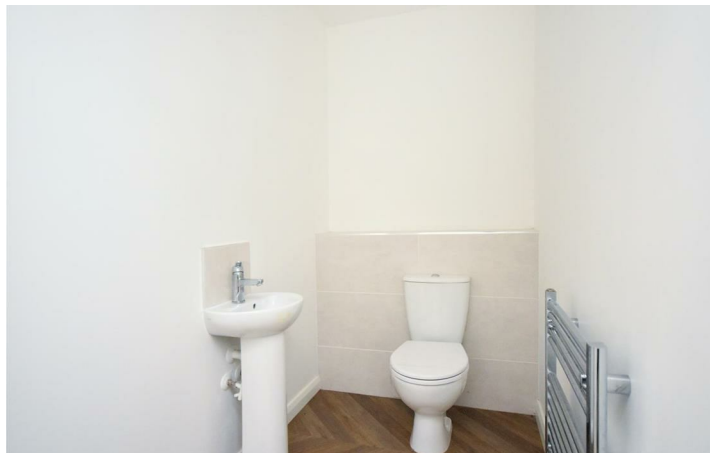
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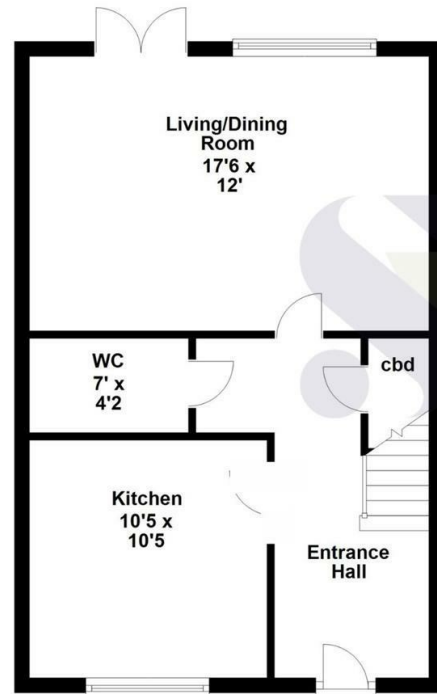
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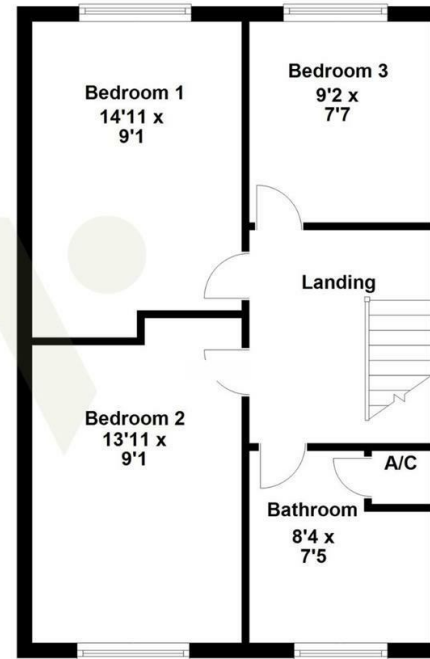
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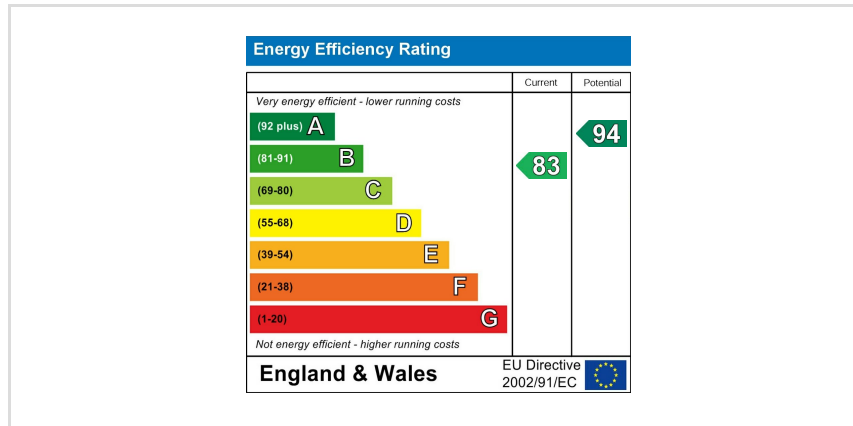
### Ground Floor



### First Floor



Floor plan not to scale - for guidance purposes only.  
Floor plan created by Simpson West for their use.  
Plan produced using PlanUp.



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



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