



53 Shire Road  
Corby, NN17 2HG



**Simpson West**

Simpson West are delighted to present to the market this deceptively spacious and well proportioned two bedroom first floor maisonette, ideally situated within the highly sought after Shire area of Corby, close to a wide range of local amenities, schools and transport links.

The accommodation is thoughtfully arranged over two levels. Upon entering, you are welcomed by an inviting entrance hall leading through to a generous lounge diner, providing an excellent space for both relaxation and entertaining. The fitted kitchen offers ample storage and workspace, while a versatile study area creates the perfect nook for home working or additional living space. A private balcony further enhances the lower floor, offering an ideal spot to enjoy some fresh air.

To the upper floor, the property boasts two well proportioned double bedrooms and a family bathroom. The second bedroom enjoys the added benefit of its own balcony, providing an additional outdoor retreat.

Externally, the property also benefits from a substantial, lockable storage cupboard located on the ground floor of the building, offering valuable additional storage space.

Energy Rating D

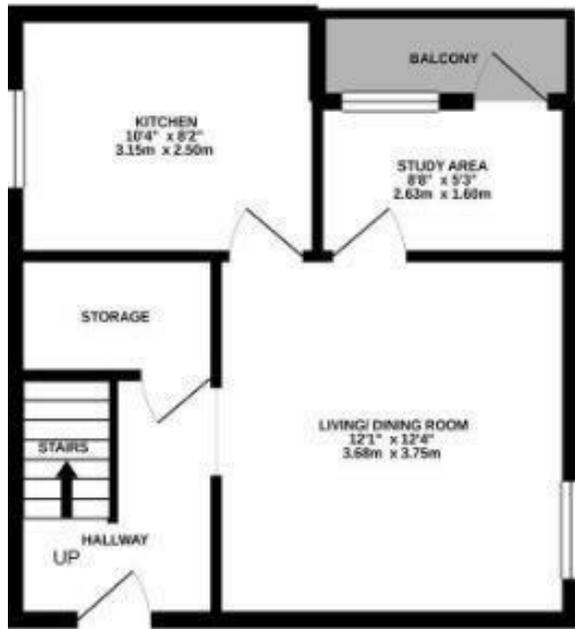
Council Tax Band A

Ground rent - £430 PA

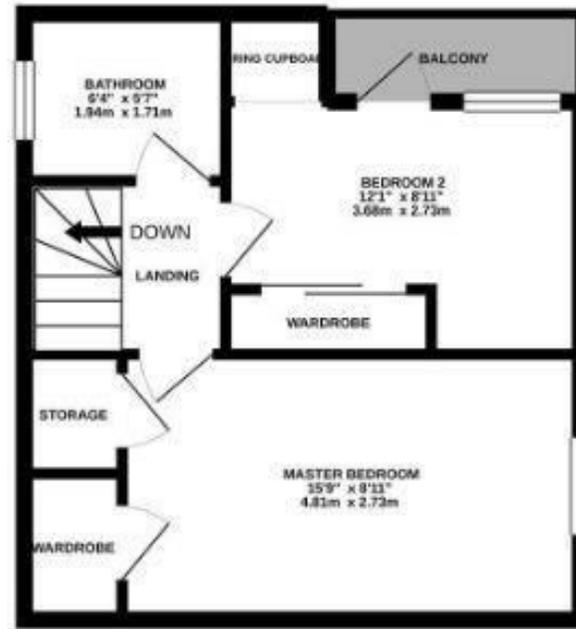
£140,000



**GROUND FLOOR**  
363 sq.ft. (33.7 sq.m.) approx.



**1ST FLOOR**  
363 sq.ft. (33.7 sq.m.) approx.



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

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