



3 Winchilsea Drive

Corby, Northamptonshire NN17 3BT



**Simpson West**



### A room with a view!

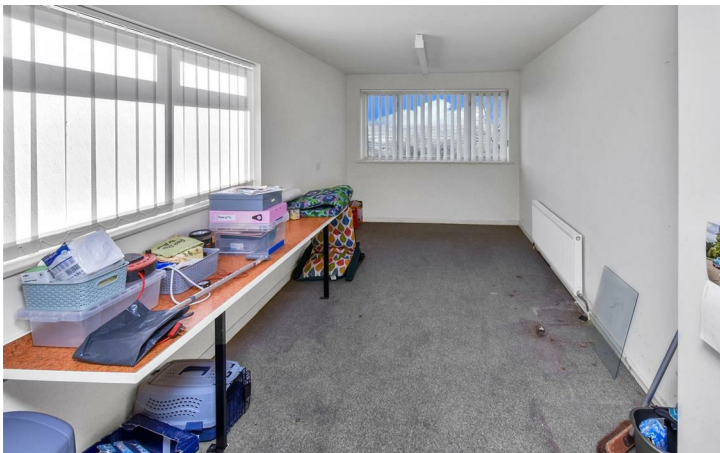
Occupying a highly attractive position within the much sought after village of Gretton, is this rarely available dorma style detached residence which is being offered for sale with no chain. Although in need of updating, this rarely available and highly versatile home enjoys a perfect position within this secluded cul-de-sac and is the perfect setting to take in the stunning views across the Welland Valley. The property offers features and accommodation to include a reception hall, a superb sized living/dining room, snug/bedroom 5, kitchen and utility/family room. The first floor provides four bedrooms and a family bathroom, there is also considerable storage space set to the eaves. Outside however is a real treat, with an attractive frontage and long driveway leading down to a double garage and carport. The rear gardens are of excellent size, predominately laid to lawn and with an elevated patio/seating area.

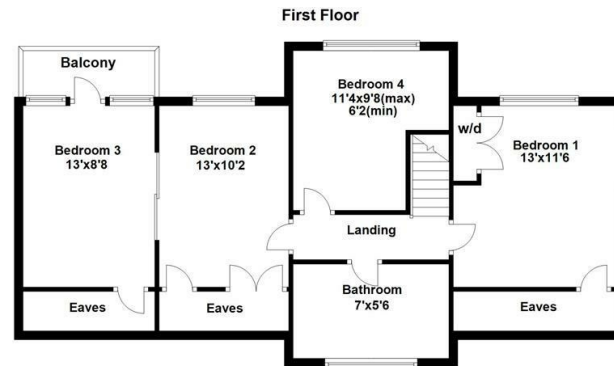
We strongly recommend an early visit to the property to avoid what we feel would be genuine disappointment.

Energy Rating E. Council Tax Band D.

£495,000

 5  2  3





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



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</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	





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