



33 Egan Close  
Corby, NN17 3NB



**Simpson West**

Situated within the popular village of Weldon is this both modern and rarely available two bedroom semi detached that is being offered to the market for sale. The property occupies a desirable position looking out onto a maintained greenbelt and is also located at the end of a quiet cul-de-sac whilst being within walking distance to the new local school, shops and other amenities. Features include an entrance hall, cloakroom w/c, a modern fitted kitchen dining room and the living room with doors leading to the rear garden. To the first floor there are two generous double bedrooms and a fully fitted bathroom. To the rear is a beautiful landscaped garden that has been thoughtfully designed to provide various seating areas, this is fully enclosed offering a degree of privacy. To the front is a double length driveway as well as there being ample visitor parking on street. Early viewings are highly advised. Energy rating B. Council Tax Band B.

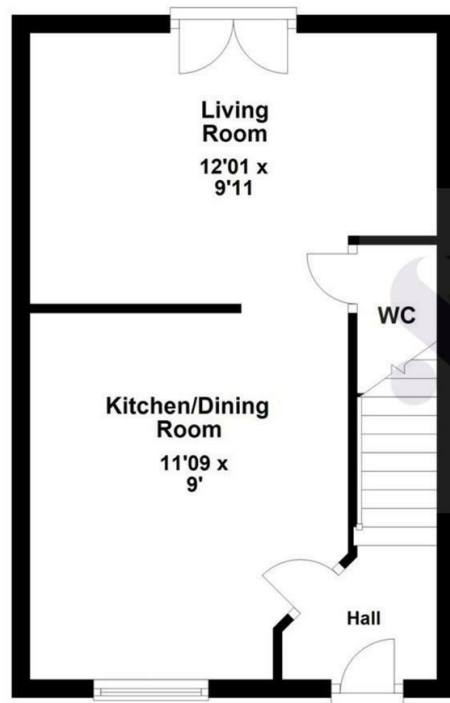


£205,000

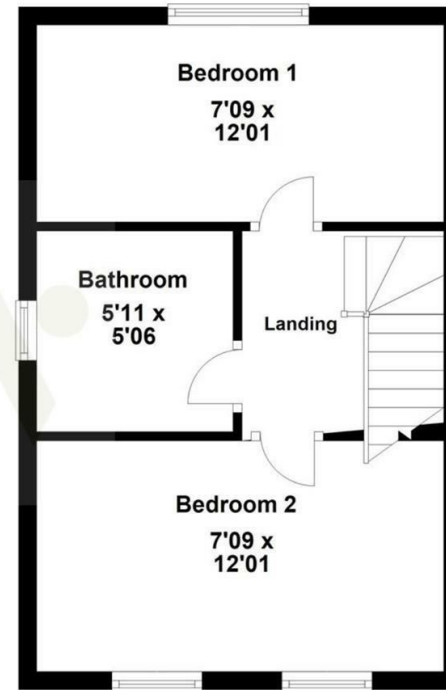
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### Ground Floor



### 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>		<b>97</b>
(81-91) <b>B</b>	<b>82</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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