



## 4 Simpson Close

Corby, Northamptonshire NN17 3FP



**Simpson West**



Occupying an attractive position within this much sought after quiet cul-de-sac, is this well presented, high specification detached residence which must be seen if its floorplan is to be appreciated. The property offers features and accommodation to include a reception hall, cloakroom/WC, living room and a superb, excellent sized fitted kitchen/dining room with integrated appliances, including a built-in fridge/freezer, with under cupboard lighting, there is also a large storage cupboard and separate utility area.

The first floor provides FOUR bedrooms with the master enjoying en-suite facilities, wool carpets with quality underlay and USB plug sockets. The second bedroom also benefits from the same wool carpets and underlay and has a large storage cupboard.

There is also a fully tiled family bathroom. Other notable features include a Wi-Fi controlled thermostat, extra plugs in all rooms and an internet plug in the third bedroom. Outside, there is an established good sized lawned frontage with a double width driveway which provides OFF ROAD PARKING for TWO VEHICLES and leads to the GARAGE which has power and an electric door. The rear garden is of a good size and is predominantly laid to lawn with outside sockets and tap. Simpson West strongly recommend an early visit to this home to appreciate its high specification and many benefits!

Weldon Park is situated on the outskirts of the attractive village of Weldon, to the East of Corby, and is an ideal location for work and leisure. You will be able to enjoy the peaceful rural setting but within minutes be in the hub of a lively town with all the shopping and amenities this provides. It only takes about 6 minutes to drive from Weldon into Corby town centre. The A43 is one of the main routes across the county passing through Weldon and connecting Kettering with Stamford. With easy access to the Northampton countryside, a new home here is in a perfect location.

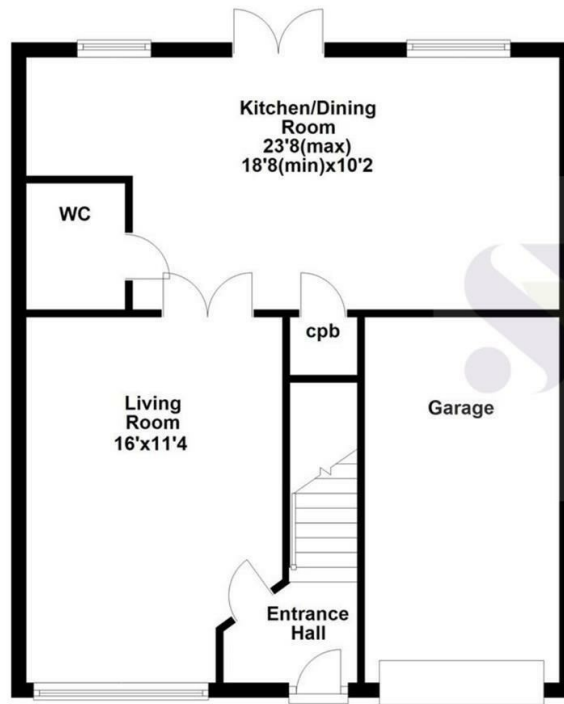
Energy Rating B. Council Tax Band D.

£310,000

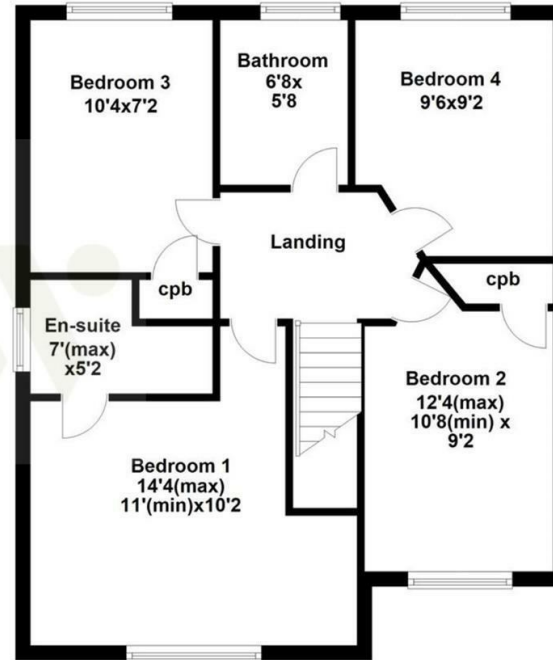
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### Ground Floor



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





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