



10 Wentworth Drive  
Corby, NN17 5AQ



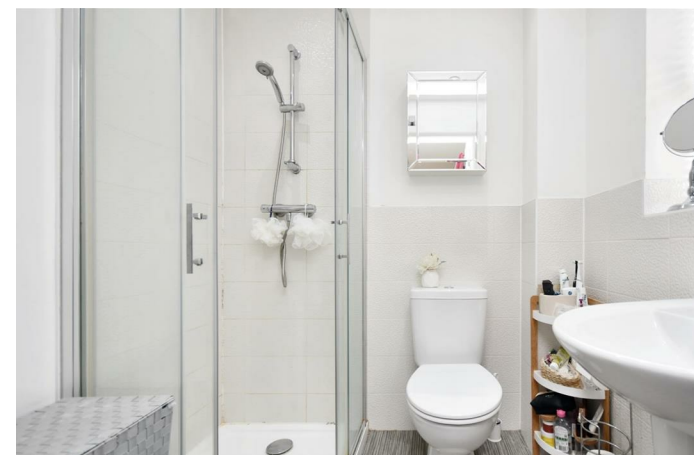
**Simpson West**

Located within the ever popular Priors Hall Park is this immaculately presented TWO bedroom semi detached residence that is being offered to the market for sale. The property occupies a pleasant position and is within walking distance to the local school, shops and other amenities. Features include an entrance hall, cloakroom w/c, modern fitted kitchen and living dining room. To the first floor there are two double bedrooms, the larger boasts an en-suite shower room, in addition there is a bathroom. To the rear is a fully enclosed garden that is south facing with a large patio area. To the side is a large driveway. Early viewings are highly advised. Energy rating B. Council Tax Band B. Priors Hall Urban and Civic charges apply - £278 per annum.



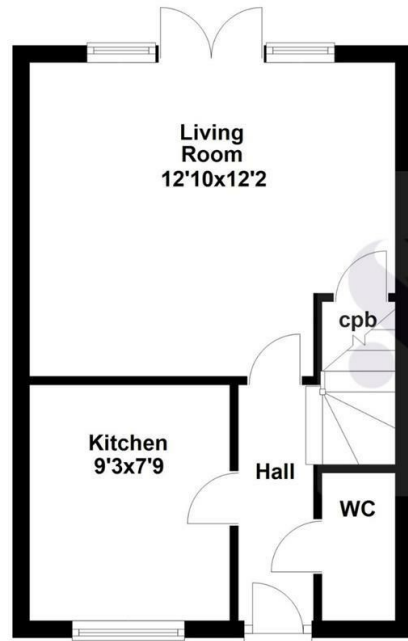
£219,950

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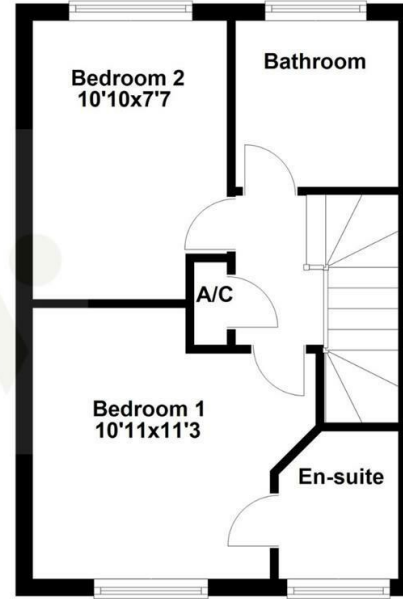
### Ground Floor

Approx. 28.6 sq. metres (307.9 sq. feet)



### First Floor

Approx. 28.6 sq. metres (307.9 sq. feet)



Total area: approx. 57.2 sq. metres (615.9 sq. feet)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>90</b>	<b>91</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	



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01536 202007

[info@simpsonwest.co.uk](mailto:info@simpsonwest.co.uk)

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64 Corporation Street, Corby, Northants, NN17 1NH