



45 Patrick Road

Corby, Northamptonshire NN18 9NB



Simpson West

Nestled away in a peaceful cul-de-sac, this beautifully extended three-bedroom family home is offered to the market with a complete onward chain, ensuring a smooth and straightforward move. Occupying a delightful position within walking distance of local schools, shops, and everyday amenities, this property perfectly combines convenience with a sense of tranquility. Upon entering, you're welcomed by a bright entrance hall that leads through to a spacious living room featuring double doors opening directly onto the private rear garden — ideal for relaxing or entertaining. The home also boasts a versatile snug/playroom and a generous dining area, seamlessly connecting to the stylish modern kitchen, which comes fully fitted with high-quality integrated appliances.

Upstairs, there are three well-proportioned bedrooms, two of which benefit from fitted wardrobes offering excellent storage. Completing the first floor is the contemporary family bathroom, designed with both comfort and functionality in mind. Outside, the property continues to impress with its established and fully enclosed rear garden — a private haven with multiple seating areas perfect for enjoying the outdoors. Gated access leads to the detached garage and a spacious driveway providing ample off-road parking.

Early viewing is highly recommended to fully appreciate all that this charming family residence has to offer.
Energy rating: To be confirmed.

£259,950



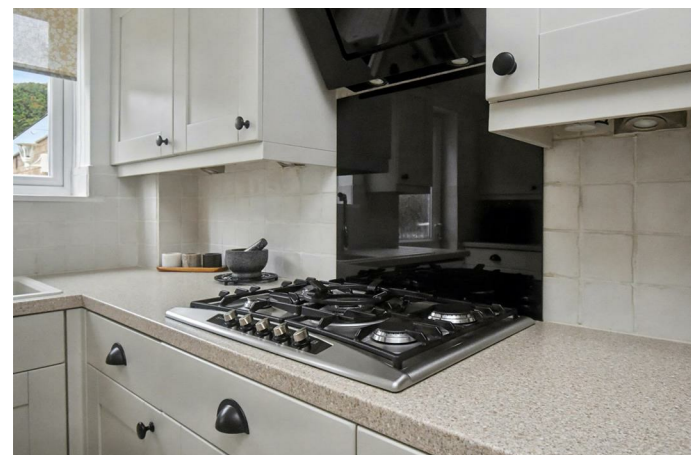
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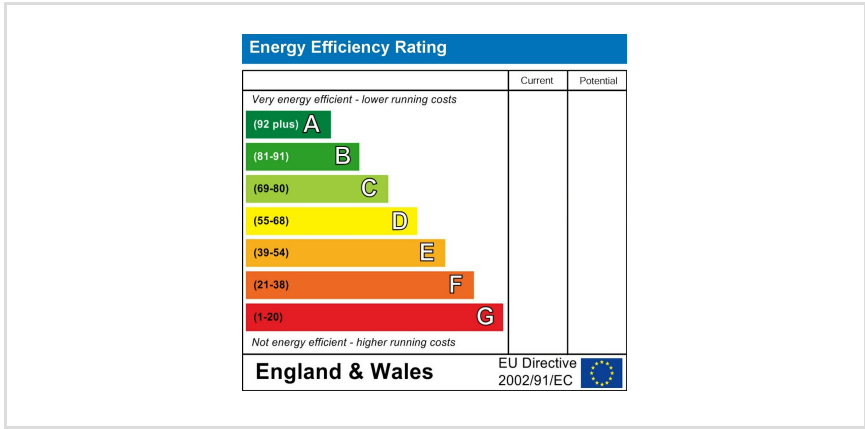
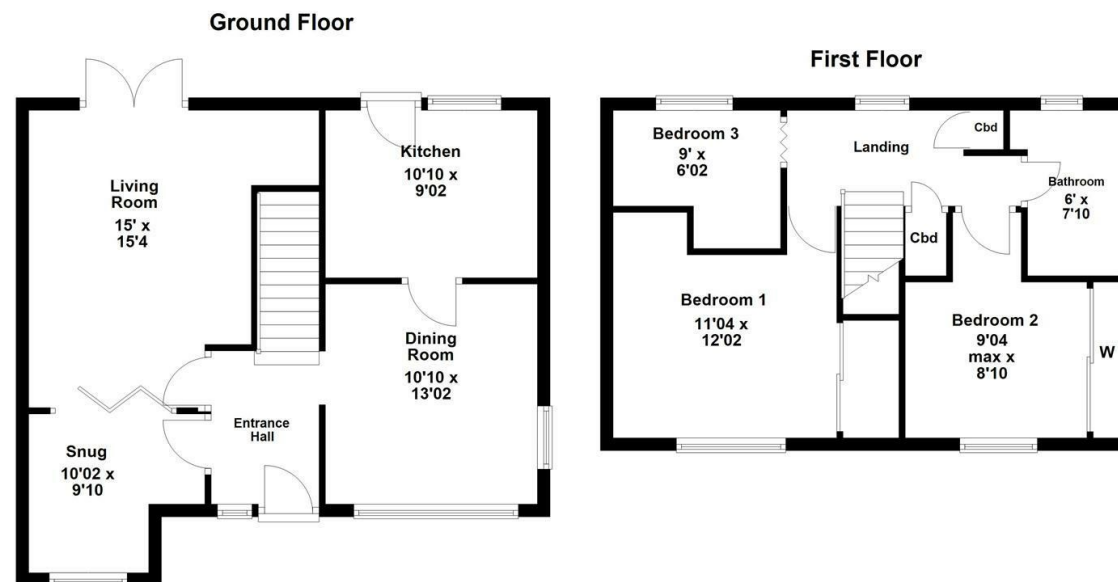
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