



6 Seawell Road  
Corby, NN17 3LW



**Simpson West**

Simpson West are pleased to offer this beautifully presented three-bedroom detached home situated on the popular Weldon Park estate. Upon entering, you are welcomed by a bright and inviting entrance hallway leading to a spacious lounge, which then flows into the kitchen/diner, a bright and sociable space featuring ample storage, and plenty of room for dining, along with a breakfast bar. French doors open onto the rear garden, creating a seamless flow between indoor and outdoor living. Upstairs, the property offers three generously sized bedrooms, all finished to a high standard to ensure comfort and style. The principal bedroom benefits from a modern en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom. The property also benefits from an integral garage, half of which has been converted and driveway, providing excellent storage and off-road parking. Located in the heart of Weldon Park, this home enjoys a strong community atmosphere and excellent access to local amenities, including schools, parks, shops, and transport links. Combining modern elegance with practical living, this superb rental property is ready to welcome its next tenants.

The property has been recently repainted and re-carpeted throughout. Energy Rating B. Council Tax Band C.



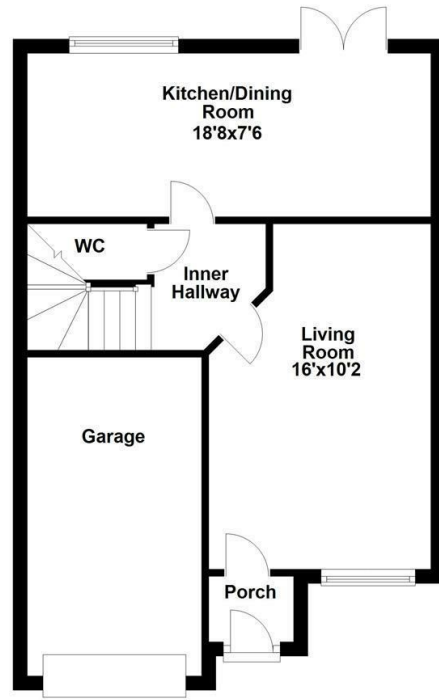
£1,300 Per Calendar Month

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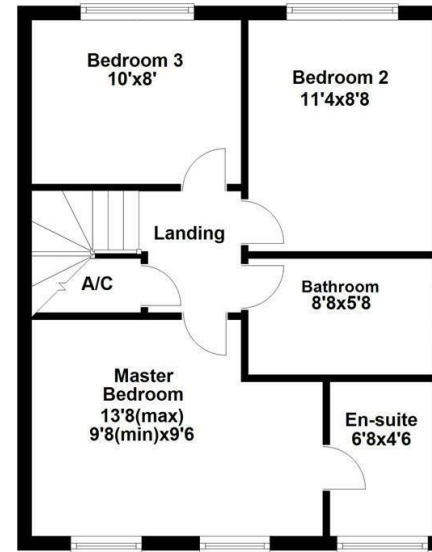
### Ground Floor

Approx. 46.4 sq. metres (499.0 sq. feet)



### First Floor

Approx. 41.3 sq. metres (444.9 sq. feet)



Total area: approx. 87.7 sq. metres (943.9 sq. feet)

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	



When you buy with Simpson West, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson  
West**

Making Every  
Journey Personal



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