



12 Patrick Road  
Corby, NN18 9NB



**Simpson West**

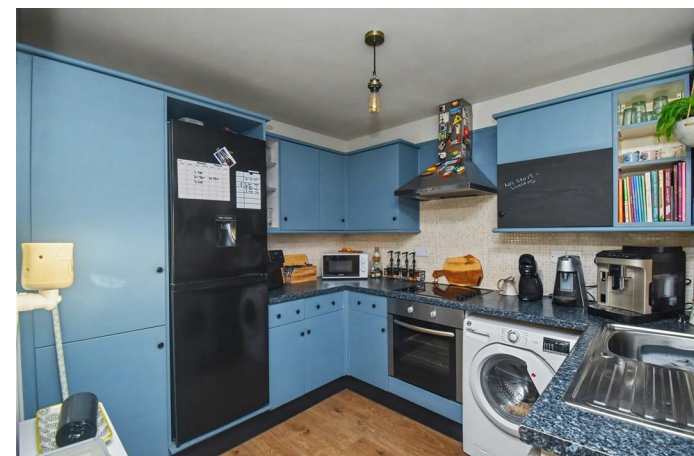
Conveniently located on Patrick Road in Corby, close to highly regarded schools and local amenities, this delightful semi detached house presents an excellent opportunity for families seeking a spacious and versatile living space. Upon entering the property, you are met by a generous and flexible garage conversion that currently serves as an additional bedroom, but could easily be transformed into a snug or dining room, depending on your needs. A spacious lounge/diner spans the length of the house and offers access to the rear garden and the kitchen, which has been fitted with a range of wall and base units and has space for freestanding appliances.

To the first floor, the property benefits from a family bathroom, a separate shower room, and three spacious bedrooms. Outside, the low maintenance rear garden is a true highlight, complete with decking and expansive patio areas, as well as a brick built outbuilding. The front of the property is set back from the road, with mature planting and shrubbery, parking for two vehicles, and the potential for additional parking. Viewing is highly recommended to fully appreciate this beautifully presented home.

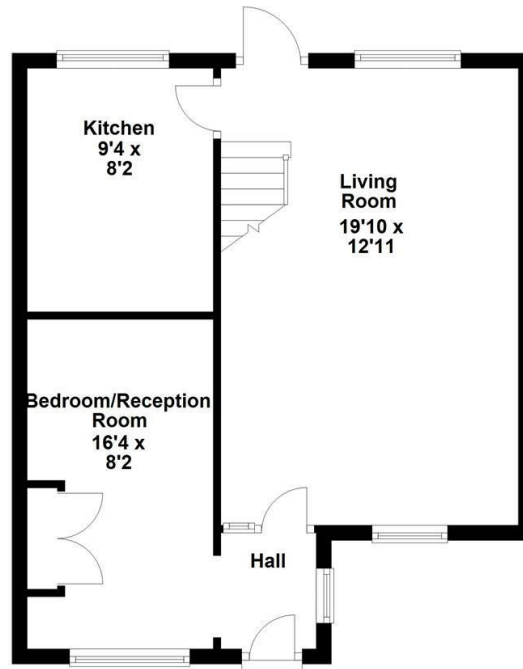
EPC – D. Council Tax Band – C.

£225,000

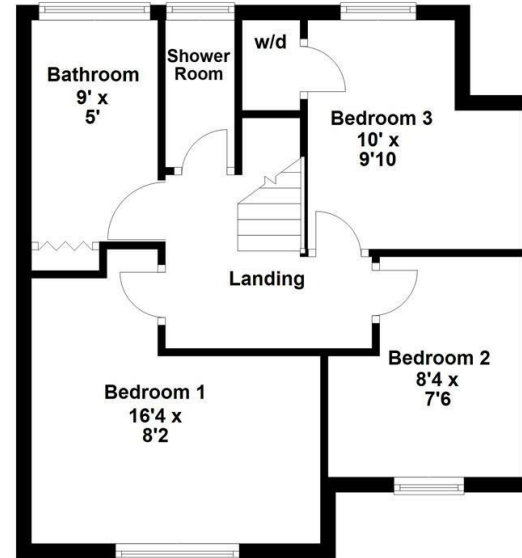
4 2 1



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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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