



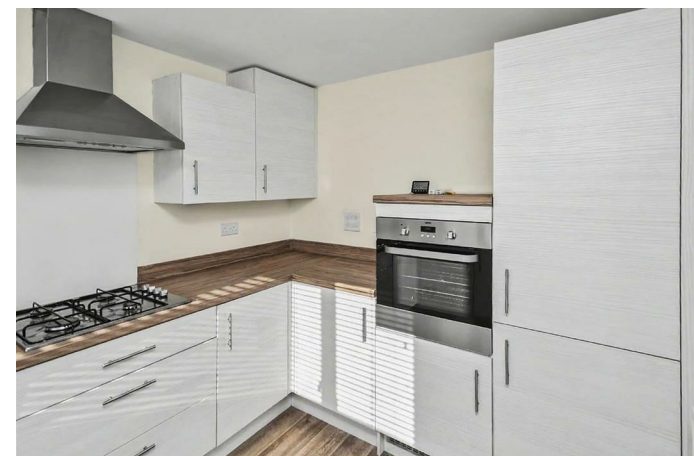
13 Osprey Drive

Corby, Northamptonshire NN17 5FR



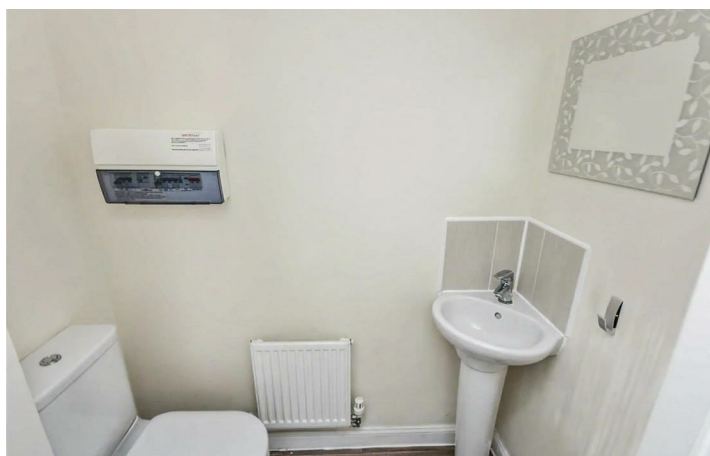
**Simpson West**

Simpson West Lettings are delighted to offer for rent this modern, spacious three bedroom semi detached house which is situated in the exclusive 'The Woodlands' area of Priors Hall Park. this property has many features and proudly boasts entrance hall, downstairs WC, fully fitted kitchen with built in appliances to include, fridge/freezer, dishwasher and washing machine. There is also a great size lounge/diner with patio doors leading to the gardens. Upstairs there are two double bedrooms, a third single bedroom and a family bathroom. Outside there is parking for two vehicles, and lawned gardens to the front and rear. Viewing is highly recommended. Energy Rating B. Council tax band C.

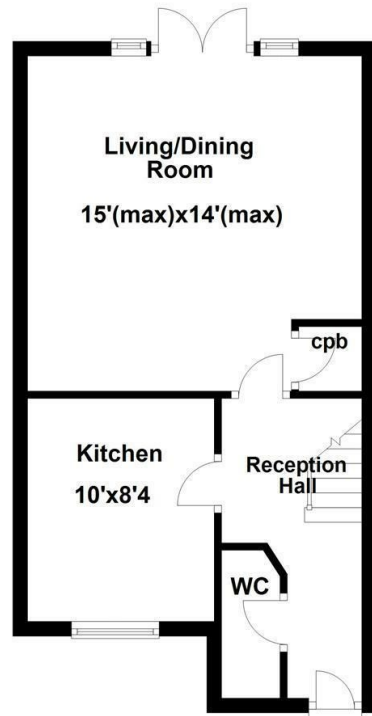


£1,175 PCM

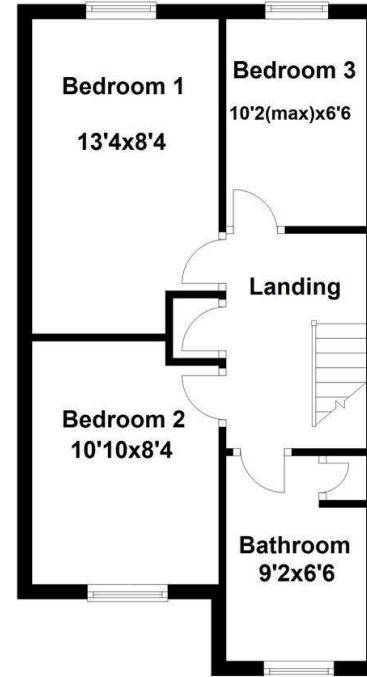
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**Ground Floor**



**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>                                    | <b>1</b>                   | <b>1</b>  |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>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



01536 202007

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

<https://www.simpsonwest.co.uk/>

64 Corporation Street, Corby, Northants, NN17 1NH