



12 Butterwick Walk  
Corby, NN18 9HF



**Simpson West**

Situated within easy reach of local schools, amenities, and excellent transport links, this three-bedroom semi-detached property is offered to the market with no onward chain and presents a fantastic opportunity for buyers looking to modernise and add value. The ground floor comprises a generously sized lounge, a kitchen/diner with access to the low-maintenance rear garden, a utility room, a spacious entrance hall with under-stairs storage, and a convenient downstairs W/C. Upstairs, the property offers two double bedrooms, a well-proportioned third bedroom, and a modern refitted family bathroom.

Externally, the home benefits from a spacious, fully enclosed rear garden. While the property has been well cared for, it would benefit from general modernisation throughout, making it an ideal purchase for first-time buyers or investors seeking a home with potential in a highly convenient location. Early viewing is strongly advised. EPC Rating - c. Council Tax Band: A.

£165,000

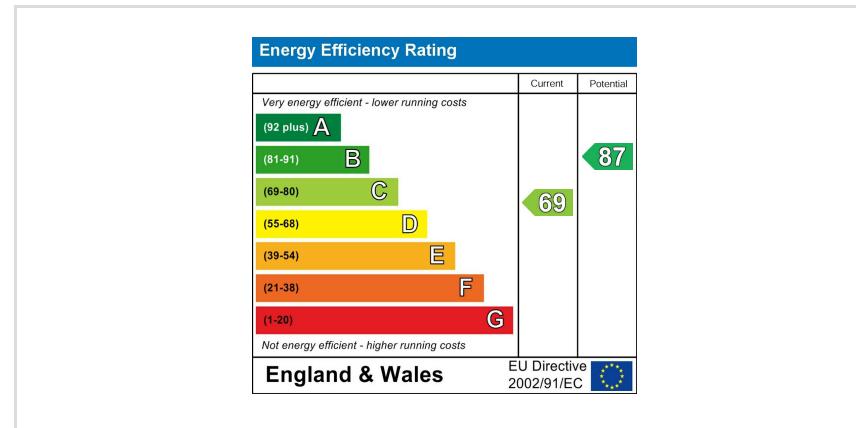
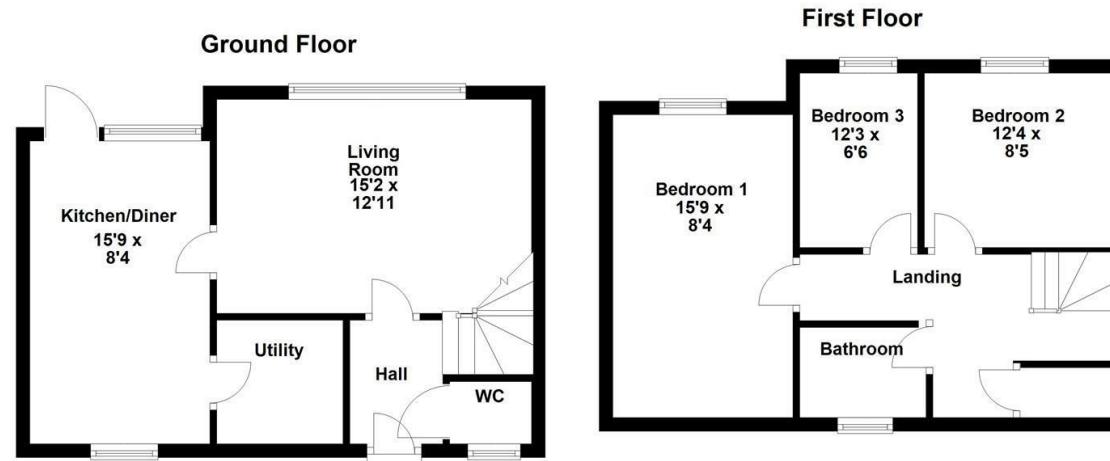
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Simpson West





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