



82 Silvester Road, Weldon, Corby, NN17 3LZ



# £310,000

Stuart Charles are delighted to offer for sale this THREE bedroom detached family home located in the desirable Weldon Park Area. Built in 2022 and located a short walk from Weldon Academy and the the future site of the shops an early viewing is recommended to avoid missing out on this home. The accommodation comprise to the ground floor of an entrance hall, lounge, open plan kitchen/diner and utility room. To the first floor are three good sized bedrooms, and a three piece family bathroom, the master bedroom benefits from a three piece en-suite while all the rooms benefit from fitted wardrobes. Outside to the front and side is a low maintenance garden that has been laid with flower beds and is enclosed by steel fencing. To the rear a large sandstone patio area leads to a raised decking area that is covered by a pagoda. Call now to view!!

- LARGE LOUNGE
- UTILITY ROOM
- THREE PIECE FAMILY BATHROOM
- OFF ROAD PARKING FOR TWO VEHICLES
- WALKING DISTANCE TO SHOPPING AREA ( UNDER CONSTRUCTION)
- OPEN PLAN KITCHEN/DINER
- THREE GOOD SIZED BEDROOMS WITH BUILT IN WARDROBES AND EN-SUITE TO MASTER BEDROOM
- SOUTH FACING LANDSCAPED GARDEN WITH PEGODA
- WALKING DISTANCE TO WELDON ACADEMY
- WALKING DISTANCE TO WELDON VILLAGE SHOPS AND RESTAURANT

## Entrance Hall

Entered via a double glaze door, radiator, stairs rising to first floor landing, under stairs storage, doors to:

## Lounge

18'04 x 9'7 (5.59m x 2.92m)

Double glazed window to front elevation, tv point, telephone point, radiator, ceiling spotlights, electric fire, double glazed French doors to rear elevation.

## Kitchen/Diner

18'04 x 9'17 (5.59m x 2.74m)

Fitted to comprise a range of base and eye level units with a single steel sink and drainer, gas hob with extractor, electric oven, integrated fridge/freezer, integrated dishwasher, pantry cupboard, two radiators, ceiling spotlights, double glazed window to front, side and rear elevations, door to:







### Utility

5'75 x 4'8 (1.52m x 1.42m)

With space for automatic washing machine and tumble dryer, radiator, wall mounted combi boiler, double glazed door to rear elevation, door to:

### Guest W.C

4'35 x 2'54 (1.22m x 0.61m)

Fitted to comprise a two piece suite consisting of a low level pedestal, low level wash hand basin, radiator, extractor fan.

### First Floor Landing

Loft access, airing cupboard, doors to:





### Bedroom One

18'10 x 9'83 (5.74m x 2.74m)

Double glazed window to front and rear elevation, radiator, built in wardrobes, door to:

### En-Suite

6'94 x 3'52 (1.83m x 0.91m)

Fitted to comprise a three piece suite consisting of a mains feed shower cubicle, low level wash hand basin, low level pedestal, radiator, extractor fan, double glazed window to side elevation.

### Bedroom Two

8'82 x 7'18 (2.44m x 2.13m)

Double glazed window to rear elevation, radiator, built in wardrobe.







### Bedroom Three

10'23 x (3.05m x )

Double glazed window to front and rear elevation, radiator, built in wardrobe.

### Bathroom

6'75 x 5'7 (1.83m x 1.70m)

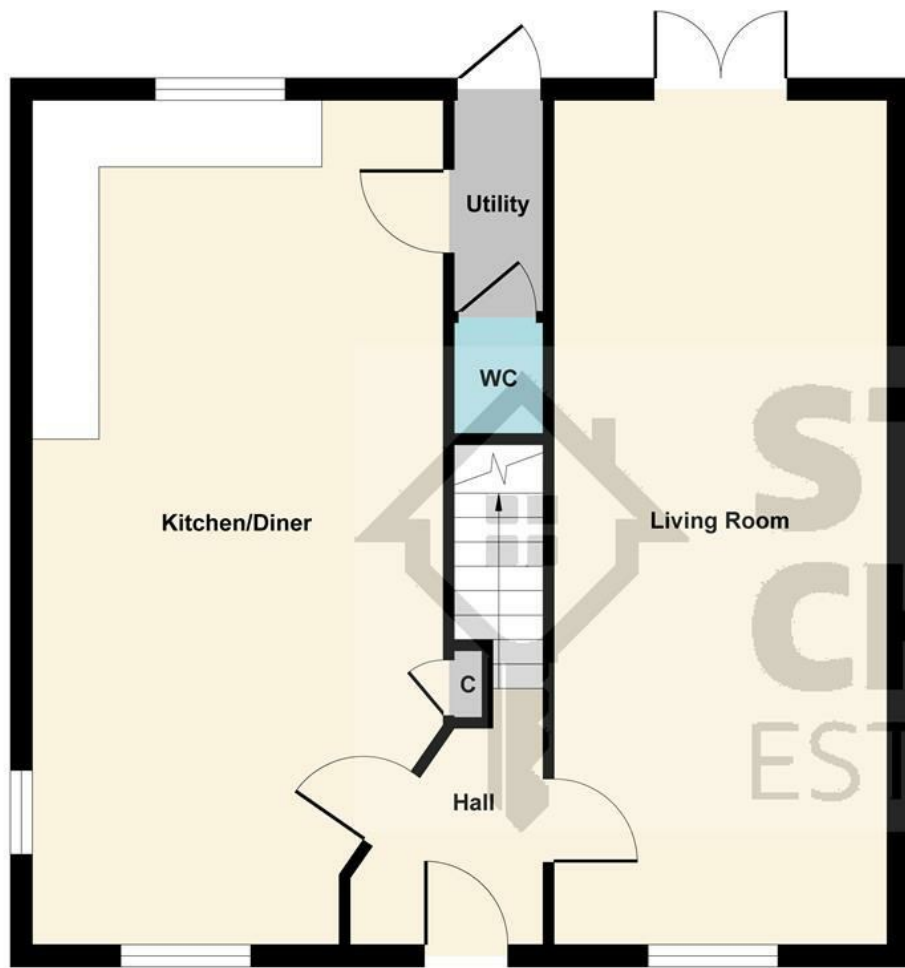
Fitted to comprise a three piece suite consisting of a panel bath with electric shower over, low level pedestal, low level wash handbasin, radiator, double glazed window to front elevation.

### Outside

Front: A low maintenance flower bed reaches around the side of the home and is enclosed by a steel fence, external power point.







Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



Rear: A large sandstone patio area leads onto a raised decking area which is covered via a pergola, water tap, gated access to side, the whole garden is enclosed by a high level brick wall offering a great degree of privacy. Off road parking is located to the rear for two vehicles via a tandem parking area.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	