



2 Singlehurst Close, Weldon, Corby, Northants, NN17 3LU





## Guide price £800,000

Grandeur meets function, this SIX bedroom THREE STOREY home located in the popular village of Weldon is offered with NO CHAIN and features a range of upgrades by the current owners. Built in 2022 with 6 years NHBC left and located a short walk to several shops, the primary and newly built secondary schools as well as being a short drive to Corby an early viewing is recommended to avoid missing out on this home. The accommodation comprises of a large entrance hall, guest W.C, separate lounge, open plan kitchen/breakfast room with utility room and a separate lounge/diner/family room to the rear over looking the garden. To the first floor is the master bedroom with en-Suite and private dressing area, bedroom two with en-suite, family bathroom and bedrooms five and six. To the second floor is bedroom three with en-suite and bedroom four. Outside to the front is a low maintenance lawn which leads to a driveway that provides off road parking for multiple vehicles and to the double garage and side access. To the rear a large patio area leads onto a laid lawn and to a large pergola which features a outdoor kitchen area and covered seating area. A large timber built shed provides further storage. Call now to view!!.

- UNDERFLOOR HEATING TO ENTIRE GROUND FLOOR
- SEPERATE LOUNGE
- LOUNGE/DINER/FAMILY ROOM
- OFF ROAD PARKING FOR MULTIPLE VEHICLES AND DOUBLE GARAGE
- CLOSE TO LOCAL SHOPS AND RESTAURANTS
- GUEST W.C
- KITCHEN/BREAKFAST ROOM
- FIVE DOUBLE BEDROOMS, EN-SUITE TO THREE BEDROOMS
- WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOLS
- A SHORT DRIVE TO CORBY STATION AND PHOENIX PARKWAY

### Entrance Hall

Entered via a double glazed door, underfloor heating, understairs storage, storage cupboard, ceiling spotlights, double glazed window to front elevation, doors to:

### W.C

Fitted to comprise a two piece suite consisting of a low level pedestal, low level wash basin, double glazed window to front elevation.

### Lounge

20'1 x 14'6 (6.12m x 4.42m)

Double glazed window to front elevation, Tv point, telephone point, feature fireplace (capped off), Double glazed French doors to the rear elevation.

### Kitchen/Breakfast Room

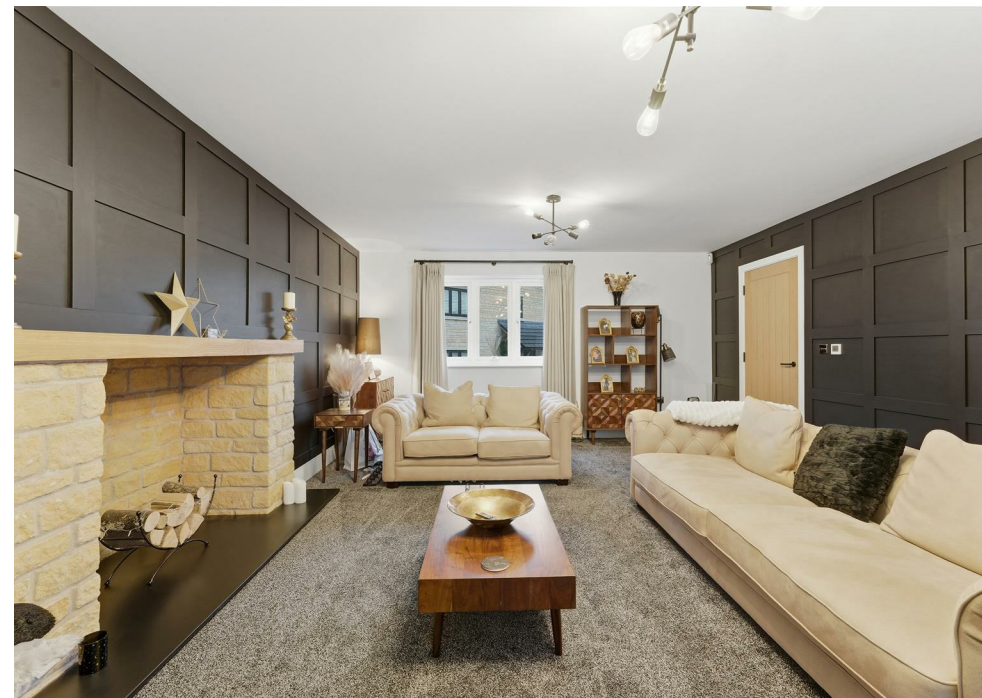
20'1 x 16'4 (6.12m x 4.98m)

Fitted to comprise a range of base and eye level units with a single sink and drainer, induction hob with extractor, double electric oven, integrated dishwasher, integrated full height fridge and full height freezer, breakfast bar, ceiling spotlights, underfloor heating, double glazed window to front elevation, double glazed French doors to rear elevation, doors to:

### Utility Room

7'9 x 5'9 (2.36m x 1.75m)

Fitted to comprise a range of and eye level units with space for an automatic washing











machine, space for tumble dryer, extractor fan, double glazed window to rear elevation, ceiling spotlights.

### **Lounge/Diner/Family Room**

20'8 18'9 (6.30m 5.72m)

Double glazed window to side and rear elevation, double glazed patio doors to rear elevation, Tv point, under floor heating.

### **First Floor Landing**

Stairs rising from ground floor, airing cupboard, two radiators, double glazed window to front elevation, doors to:

### **Bedroom One**

17'8 x 14'9 (5.38m x 4.50m)

Two double glazed windows to rear elevation, double glazed window to front elevation, two radiators, ceiling spotlights, Tv point, doors to:

Dressing Area: radiator, built in wardrobes, double glazed window to front elevation.









### En-Suite

8'6 x 7'7 (2.59m x 2.31m)

Fitted to comprise a three piece suite consisting of a mains feed waterfall shower and hand shower, low level wash hand basin, low level pedestal, radiator, extractor fan, double glazed Velux to the rear elevation, demisting mirror.

### Bedroom Two

14'6 x 13'7 (4.42m x 4.14m)

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

### En-Suite

11'5 x 6'1 (3.48m x 1.85m)

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









### Bedroom Five

14'10 x 12'4 (4.52m x 3.76m)

Two double glazed windows to rear elevation, radiator, built in wardrobe.

### Bedroom Six

11'6 x 8'3 (3.51m x 2.51m)

Two double glazed windows to front, radiator.

### Bathroom

11'0 x 8'1 (3.35m x 2.44m'0.30m)

Fitted to comprise a four piece suite consisting of a panel bath, mains feed double shower cubicle, low level wash hand basin, low level pedestal, radiator, double glazed window to rear elevation.

### Second Floor Landing

Loft access, radiator, Velux window, stairs rising from ground floor, doors to:

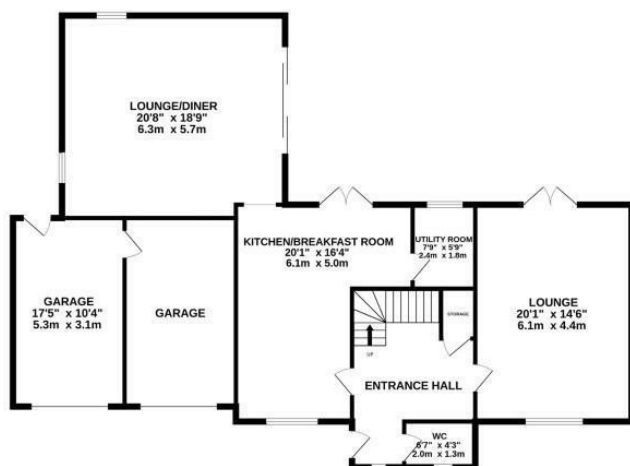




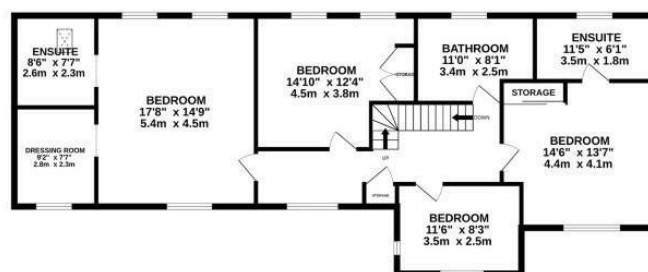




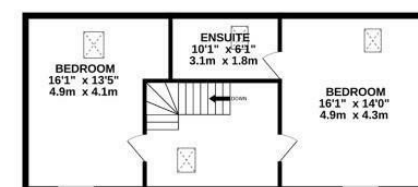
GROUND FLOOR  
1523 sq.ft. (141.5 sq.m.) approx.



1ST FLOOR  
1148 sq.ft. (106.7 sq.m.) approx.



2ND FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 3276 sq.ft. (304.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Bedroom Three

16'1 x 14'0 (4.90m x 4.27m)

Double glazed window to front elevation, radiator, door to:

### En-Suite

10'1 x 6'1 (3.07m x 1.85m)

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

### Bedroom Four

16'1 x 13'5 (4.90m x 4.09m)

Double glazed window to front elevation, radiator.

### Outside

Front: A laid lawn is enclosed by low level stone wall and leads to off road parking for multiple vehicles and access to the double garage, gated access is provided to the side elevation.

Rear: A laid lawn leads onto a large patio area which features a large pergola with an outside kitchen and sitting area, a large timber built shed provides further storage area. gated access is provided to the front while the garden is enclosed by timber fencing to all sides.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
(1-40) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		