



5 Walnut Close, Weldon, Corby, Northamptonshire, NN17 3EE



Offers in excess of £315,000

Stuart Charles are delighted to offer for sale this deceptively spacious four bedroom detached family home located in the picturesque village of Weldon. Situated walking distance from a host of amenities an early viewing is recommended to avoid missing out on this home. The accommodation to the ground floor comprises of a large entrance hall, guest W.c, Bow fronted lounge, large kitchen/diner, utility room and conservatory. To the first floor are four well proportioned rooms and a three piece family bathroom, the master bedroom also benefits from a three piece en-suite. Outside to the front a driveway provides off road parking for multiple vehicles and leads to a garage. to the rear an extended patio area leads onto a laid lawn and is enclosed by timber fencing and mature shrubs providing a great degree of privacy. Call now to view!!.

- BAY FRONTED LOUNGE
- CONSERVATORY
- MASTER BEDROOM WITH EN-SUITE
- WALKING DISTANCE TO PRIMARY AN SECONDARY SCHOOLS
- NEAR MAIN BUS LINK
- LARGE KITCHEN/DINER WITH UTILITY ROOM
- FOUR GOOD SIZED BEDROOMS
- OFF ROAD PARKING AND GARAGES
- CLOSE TO LOCAL SHOPS
- LOCATED AT THE END OF A QUIET CUL DE SAC

Entrance Hall

Entered via a solid Oak partially double glazed door, radiator, under stairs storage, doors to:

Guest W.C

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

Lounge

12'87 x 11'7 (3.66m x 3.53m)

Double glazed Bow window to the front elevation, tv point, telephone point, radiator.

Kitchen/Diner

20'29 x 8'4 (6.10m x 2.54m)

Fitted to comprise a range of base and eye level units with a one and a half bowl steel sink and drainer, gas hob with extractor, double electric oven, space for automatic dishwasher, space for







tumble dryer, radiator, double glazed window to rear elevation, double glazed patio door to rear elevation.

Utility

5'3 x 4'3 (1.60m x 1.30m)

Space for automatic washing machine, space for free standing fridge/freezer, radiator, wall mounted boiler, Oak double glazed door to rear elevation,

Conservatory

11'99 x 11'02 (3.35m x 3.40m)

Double glazed French doors to patio area, double glazed windows to all sides, power and light connected.

First Floor Landing

Loft access, airing cupboard, doors to:





Bedroom One

12'8 x 9'7 (3.86m x 2.92m)

Double glazed window to front elevation, radiator, tv point, built in double wardrobe, door to:

En-Suite:

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

Bedroom Two

9'8 x 8'5 (2.95m x 2.57m)

Double glazed window to rear, radiator.





Bedroom Three

12'4 x 7'5 (3.76m x 2.26m)

Double glazed window to front elevation, radiator.

Bedroom Four

7'0 x 6'2 (2.13m x 1.88m)

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

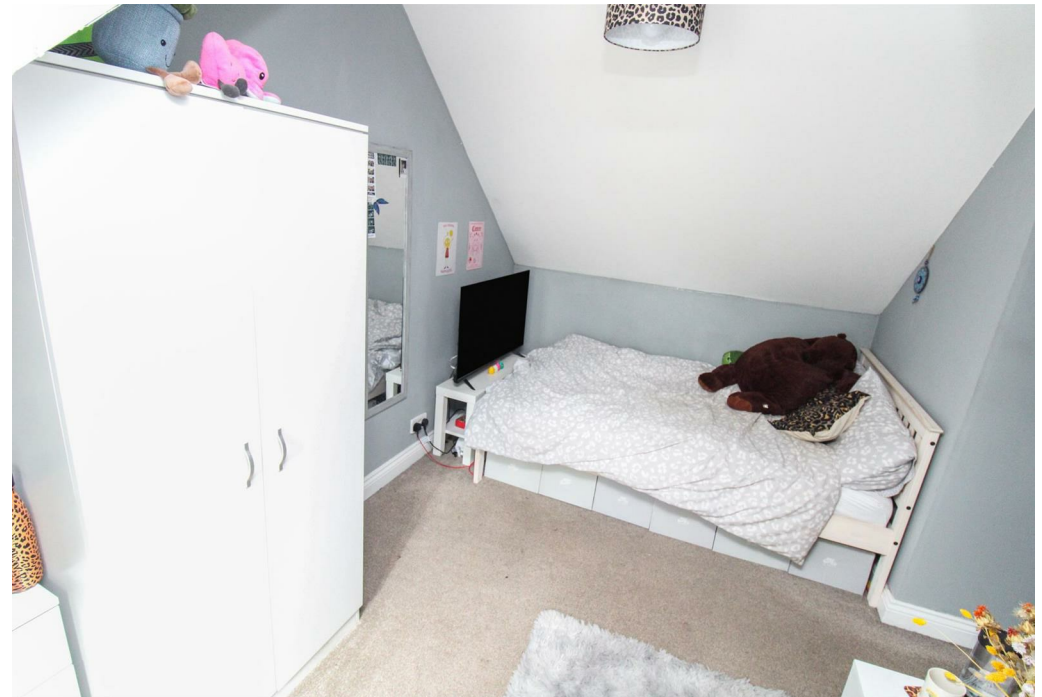
Bathroom

6'6 x 5'17 (1.98m x 1.52m)

Fitted to comprise a three piece suite consisting of a panel bath with mixer shower tap over, a low level pedestal, low level wash hand basin, radiator and double glazed window to the front elevation.

Outside

Front : A large driveway provides off road parking for







Ground Floor



First Floor



several vehicles and leads to a single garage, to the side of the drive a further slate gravel area is enclosed by timber fencing and leads to gated rear access.

Garage: Up and over door, power and light connected, pedestrian door to garden.

Rear: A large extended patio area leads up onto laid lawn and is enclosed by timber fencing to all sides.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	