



Floorplan



Measurements

Living Room	12' 3" x 19' 7" (3.73m x 5.96m)
Dining Room	10' 8" x 10' 0" (3.25m x 3.05m)
Kitchen/Breakfast Room	9' 2" x 19' 7" (2.79m x 5.96m)
Utility	6' 11" x 5' 11" (2.11m x 1.80m)
WC	6' 11" x 3' 0" (2.11m x 0.91m)
Garage	17' 11" x 16' 7" (5.46m x 5.05m)
Bedroom One	12' 4" x 13' 1" (3.76m x 3.98m)
En-suite Bathroom	9' 1" x 6' 1" (2.77m x 1.85m)
Bedroom Two	14' 2" x 16' 5" (4.31m x 5.00m)
Bedroom Three	9' 1" x 13' 1" (2.77m x 3.98m)
Bedroom Four	10' 10" x 9' 4" (3.30m x 2.84m)
Shower Room	8' 9" x 6' 1" (2.66m x 1.85m)



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“Nestled Away....”





“Nestled Away...”

This detached family home is well-positioned within the village of Weldon and stands on a generous sized plot which offers a good degree of privacy with a driveway, double garage, side terrace and rear garden. The accommodation comprises an airy hall, guest WC, utility room, modern fitted kitchen/breakfast room, a living room featuring a wood burner and a separate dining area. The first-floor landing extends to an open-plan study space and leads to four bedrooms with the main room offering an en suite bathroom. An interesting property occupying an enviable position. EPC Pending

Property Highlights

Dibbin Close is a small and select residential enclave which is located just off Bridge Street and is conveniently situated for the local village amenities including a primary school, village pub, cricket club, church and village shop. This detached property stands on a plot which provides a good degree of privacy with a gravelled driveway frontage, double garage and an established garden to the rear.

The accommodation is well-presented and comprises a reception hall with a dog-leg stair case rising to the first-floor landing. Internal oak doors lead to the main reception room. The double integral garage can be accessed from the hall. There is a guest WC.

The living room is bright and airy being dual aspect. There are patio doors which open onto the rear garden. There is a feature hardwood floor, a modern wood burning stove and solid shelving units with bespoke storage below. The living room leads to the dining area which also offers a continuation of the hardwood flooring.

Installed by Kuchen Kraft of Oundle, the kitchen is fitted with a stylish, modern range of wall and base level units with Karonia stone work surfaces with wall surrounds which incorporate an under counter sink with mixer tap. There is an integrated range of appliances which include a fridge, freezer, oven, combination microwave and an induction hob with a side griddle plate. Patio doors open onto the rear garden.

There is a separate utility room which is also fitted with a range of units and provides plumbing and space for a washing machine and tumble dryer. There is door access to a side terrace area and the rear garden beyond.

The first-floor landing extends into an airy study space and has a storage cupboard. The main bedroom benefits from an en suite bathroom which includes a side panel bath, WC and a wash hand basin set within a storage unit, there is a heated towel rail and ceramic tiled floor. There are three further double sized bedrooms.

The family shower room is modern and stylish by design including a walk-in shower enclosure with screen and a combined vanity unit which links the WC and wash hand basin with convenient storage. Heated towel rail.

Further benefits include gas radiator central heating and double glazed windows.

Outside

The attractive plot is nicely proportioned offering a gravelled driveway which provides car parking and access to the double garage with single up-and-over doors. There is a dedicated bin/recycling paved space. Vehicular gates are in place to the rear garden can be accessed from the front of the property. The rear garden is split into two areas, there is a private paved terrace/patio area while the main area is dedicated to the rear garden which is beautifully established and mainly laid to lawn. There is an additional paved patio area which is accompanied by attractive planted borders. A summer house stands to towards the rear boundary which has been converted into an entertainment room/bar.

3 Dibbin Close,
Weldon,
NN17 3HZ

£575,000

