



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Woodlands Road, Weldon, Corby, NN17 3LA

Guide Price £357,000

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"Watch the Seasons Unfold"

Situated within a residential enclave on the edge of the village this extended semi detached house backs directly onto woodlands which provide a good degree of privacy and brings nature to your rear garden! The property is well presented with accommodation including an entrance hall, bay fronted living room, dining room, conservatory, fitted kitchen/breakfast room and a utility room. There are four bedrooms a shower room and also a bathroom on the first floor. The plot comes with parking, a large car port, lovely rear garden.

Escape to the country! That's how it feels here in Woodlands Road which is situated between Weldon main village and the new homes development on Weldon Park. Standing along the beautiful forest to the rear.

The extended accommodation is being offered for sale in great condition with accommodation comprising entrance hall with stairs rising to the first floor landing.

The living room features a bay window to the front and a fire place with a gas fire inset.

There is a separate dining room which flows from the kitchen/breakfast room which is fitted with a range of base and eye level units with work surfaces incorporating a sink with drainer and mixer tap with ceramic tiled wall surrounds and floor. There is a free standing range cooker with extractor hood and also a fitted breakfast bar.

The utility room is dual aspect with a door opening to the car port. There is a fitted range of units with work surfaces and plumbing and space for a washing machine and tumble dryer (appliances not included).

The conservatory links off from the dining room and has French doors opening onto the rear garden.

From the first floor landing there are four bedrooms.

There is a bathroom which includes a side panel bath, WC and a pedestal wash hand basin with ceramic tiled wall surrounds.

There is also a separate shower room which includes a shower enclosure, WC and a wash hand basin set onto a vanity storage cupboard with ceramic tiled wall surrounds.

Outside the plot offers a gated driveway which is block paved providing parking and access to the car port. There is a planted frontage while the enclosed rear garden offers a patio area, neat lawn, tidy gravelled borders and of course backs onto the private woodland.





- Living Room 4.24m x 3.56m (13'11" x 11'8")
- Kitchen 4.14m x 3.25m (13'7" x 10'8")
- Bedroom 1 4.22m x 3.23m (13'10" x 10'7")
- Bedroom 3 3m x 2.26m (9'10" x 7'5") Max
- Bathroom 2.82m x 2.01m (9'3" x 6'7")
- Conservatory 3.61m x 3.18m (11'10" x 10'5")
- Utility Room 4.24m x 1.75m (13'11" x 5'9")
- Bedroom 2 3.3m x 3.02m (10'10" x 9'11")
- Bedroom 4 4.14m x 1.96m (13'7" x 6'5")
- Shower Room 1.93m x 1.5m (6'4" x 4'11")



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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