



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Corby Road, Weldon

From £315,000

3 1 1



"Light the Fire and Relax"

Recently improved and immaculately presented, this established semi detached house is situated within the heart of Weldon which is a well-serviced village offering excellent amenities including a shop, village pubs, school and a church. The property has been significantly modernised including new heating system, double glazing as well as being rewired throughout. Combining spacious rooms with a contemporary feel, the two reception rooms featuring wood burning stoves, there is a conservatory with ceramic tiled floor, a fitted kitchen leads to the separate utility room. Upstairs, there are three bedrooms and a bathroom. Outside, there is gravelled hardstanding to the front while there is an enclosed south facing garden to the rear

This mature semi detached house is well positioned within the village and stands on a generous sized plot with a service road behind which provides access to the rear garden with gated vehicular access.

The accommodation is well presented comprising entrance hall with stairs rising to the first floor landing.

There are two main reception room both featuring wood burning stoves and there is a conservatory with a ceramic tiled floor with double doors opening onto the rear garden.

The kitchen is fitted with a range of wall and base level units with work surfaces incorporating a sink with drainer and mixer tap with ceramic tiled wall surrounds. There is a built in oven and a gas hob.

The utility room is a good size and offers both front and rear garden access.

From the first floor landing there are three bedrooms and a family bathroom which includes a side panel bath with a shower and screen, WC and a pedestal wash hand basin with ceramic tiled wall surrounds. Chrome heated towel rail.

Outside the plot offers a deep gravelled frontage while the rear garden is enclosed and is mainly laid to lawn with vehicular gated access to the rear.

Room Measurements

Kitchen - 13' 0" x 10' 5" (max) (3.96m x 3.17m) (max)

Utility Room - 11' 6" x 5' 3" (3.50m x 1.60m)

Dining Room - 11' 11" x 10' 10" (3.63m x 3.30m)

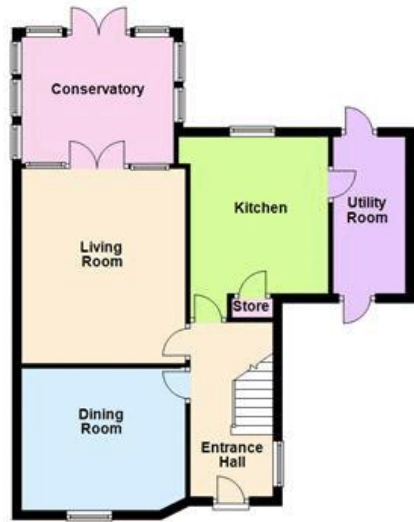
Living Room - 11' 11" x 13' 7" (3.63m x 4.14m)

Conservatory - 9' 4" x 9' 1" (2.84m x 2.77m)

Bedroom 1 - 13' 7" x 12' 0" (4.14m x 3.65m)



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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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