



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Chapel Road, Weldon, Northamptonshire, NN17 3HW

Guide Price £475,000

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"Bright and Beautiful" This individual detached property offers airy and spacious, well planned accommodation while being beautifully positioned, off set from Chapel Road occupying a large plot opposite a pleasant stream. The interior is presented to a high standard throughout with the accommodation comprising reception hall, living room with a wood burning stove, kitchen/dining room, utility, guest WC and there is a versatile family room. Upstairs there is a stylish family bathroom, four bedrooms and a shower room en suite to the main bedroom. The plot offers a driveway and a large garden to the rear which offers a good degree of privacy. There has been a lot of attention paid to detail in this property and it offers a lovely spacious feel throughout the ground floor living space, an ideal home for a growing family! Situated on off a private driveway, the property stands on a large plot which is well maintained. The accommodation includes a reception hall with Karndeane floor which extends throughout the ground floor, there is cloak storage and stairs rise to the first floor landing. The living room measures 22' in length and is dual aspect with sliding patio doors leading onto the rear garden. There is a wood burning stove set on a stone hearth. The kitchen/dining room measures 26' in length and is also dual aspect with sliding patio doors to the rear. The kitchen is extensively fitted with a modern range of wall and base level units which include a range of integrated appliances including an electric fan assisted oven, induction hob with extractor hood, there is also an integrated dish washer and a microwave. Silestone work surfaces finish the kitchen with matching upstand. The utility room offers rear garden access and is fitted with a range of wall and base level units with sold timber work surfaces with ceramic tiled wall surrounds. There is an enamel butler sink with mixer tap and plumbing and space for a washing machine and a tumble dryer. The guest WC is situated off from the utility. To conclude the ground floor is the versatile family room which provides access from the front of the property, this room can be utilised as a second sitting room, gym, work space or could be linked with the utility and guest WC to become potential annex style accommodation. On the first floor landing there is an airing cupboard. From the landing there are four bedrooms with the main bedroom benefitting from a stylish shower room en-suite. The family bathroom includes a side panel bath with shower and screen, there is a concealed cistern WC and a wash hand basin set within a wall mounted vanity unit. Ceramic tiled wall surrounds and floor.

Room Measurements

Living Room 6.71m x 4.29m (22'0" x 14'1") Max

Kitchen/dining Room 8.15m x 3.38m (26'9" x 11'1") max

Utility Room 2.97m x 2.08m (9'9" x 6'10")

Family Room 5.08m x 3.23m (16'8" x 10'7")

Bedroom One 4.22m x 3.23m (13'10" x 10'7")

Bedroom Two 3.35m x 3.35m (11'0" x 11'0")

Bedroom Three 3.33m x 2.44m (10'11" x 8'0")

Bedroom Four 2.36m x 2.06m (7'9" x 6'9")

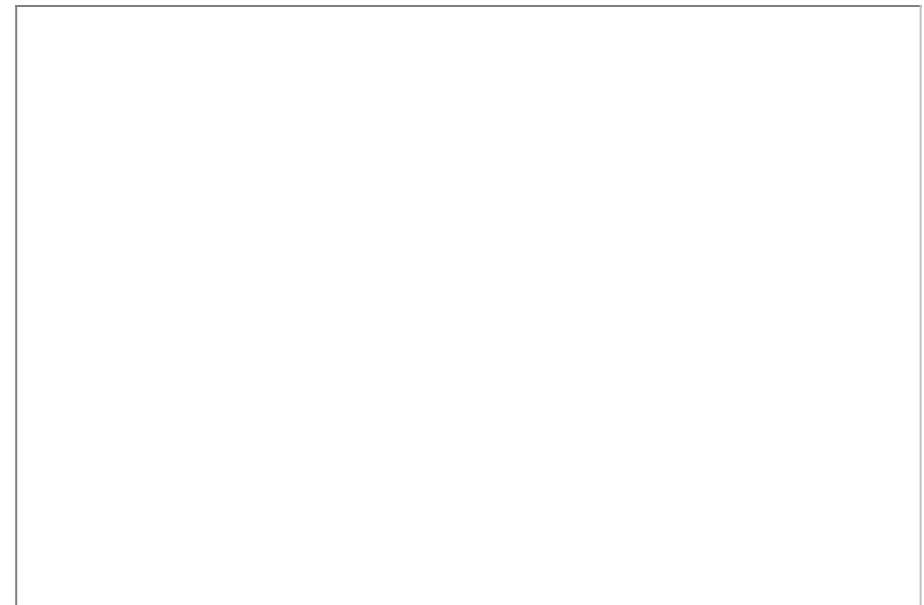
En Suite Shower Room 3.23m x 0.1m (10'7" x 0'4")

Bathroom 3.33m x 1.93m (10'11" x 6'4")





- An Individual Detached Home • Situated opposite a stream in a leafy position
- Large Rear Garden
- Extensive car parking
- Spacious Accommodation - 1661 Square Foot
- Beautifully Presented Interior
- Living Room With Wood Burning Stove
- Stylish Kitchen with Stone Work Surfaces
- Four Bedrooms
- No Upward Chain



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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