



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



Chapel Road, Weldon, Northamptonshire, NN17 3HW  
£425,000

3 1 2





### "Pretty Cottage with Annex"

This pretty stone cottage is well positioned within Weldon and is conveniently placed for the local amenities. There is an annex which provides a kitchen, lounge/bedroom and a shower room. The main residence accommodation includes an entrance porch, hall, living room with inglenook fire place, separate dining room, fitted kitchen/breakfast room and a large conservatory. Upstairs there is a family bathroom and three double sized bedrooms. The plot includes a deep frontage which offers a driveway and a beautifully maintained garden while the rear garden offers a good degree of privacy and is enclosed.

#### Description:

#### Room Measurements:

Entrance Porch 2.11m x 1.6m (6'11" x 5'3")

Living Room 5.26m x 3.89m (17'3" x 12'9")

Dining Room 4.39m x 3.02m (14'5" x 9'11")

Kitchen/Breakfast Room 4.29m x 3.48m (14'1" x 11'5")

Conservatory 5.84m x 2.26m (19'2" x 7'5")

Bedroom One 4.29m x 3.48m (14'1" x 11'5")

Bedroom Two 3.89m x 3.05m (12'9" x 10'0")

Bedroom Three 3.2m x 3.05m (10'6" x 10'0")

Bathroom 2.9m x 2.84m (9'6" x 9'4")

Annexe/Bedroom 4 4.09m x 3.76m (13'5" x 12'4")

Shower Room 0.43m x 1.52m (1'5" x 5'0")

Utility 3.15m x 1.93m (10'4" x 6'4")







- Stone Cottage
- Driveway for two/Three Cars
- Large Conservatory
- Lounge with Inglenook Fire Place
- Convenient for Local Amenities
- Annex - Kitchen, Shower Room, Lounge/Bedroom
- Established Rear Garden
- Three Double Bedrooms
- Situated opposite a Pretty Brook



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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