

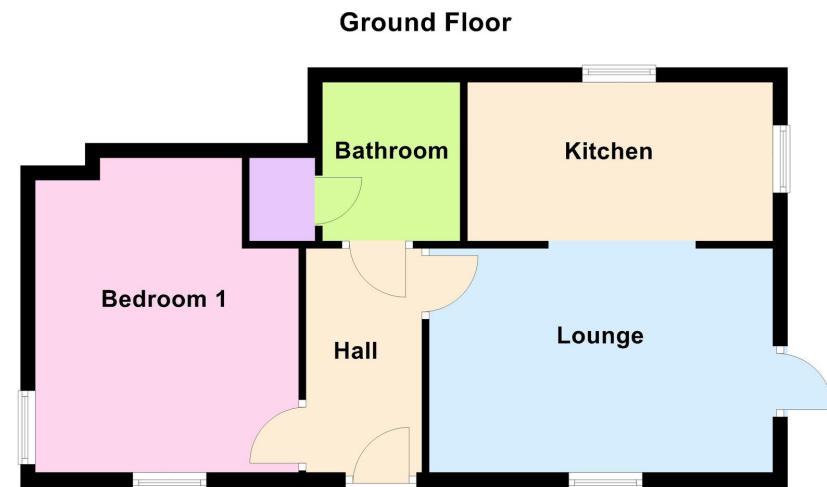


**HENDERSON
CONNELLAN**
ESTATE AGENTS

Glebe Rise, Church Street, Weldon, NN17 3GX

£180,000

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"Glebe Rise - A Brand New Rural Place to Live"

Built by Granary Developments, this small residential enclave is situated towards the edge of Weldon on Church Street which neighbours onto countryside. These beautiful new build homes come with stunning well equipped kitchens, bathrooms with contemporary sanitary ware, oak internal doors, Luxury Vinyl Tiled flooring to the hallways, tiled flooring to the kitchen and bathrooms and carpets fitted throughout. Outside there are landscaped gardens, driveway and a garage (plot specific) including an EV charging point. The properties benefits from a modern designed air source heat pumps for lower utility costs with underfloor heating to the ground floor and radiators to the first floor. Each property is connected to BT Openreach superfast Fibre broadband. An exciting and well positioned development.

Description:

Plot eleven is a spacious ground floor maisonette with no stairs, the accommodation includes a welcoming reception hall with an airing cupboard and a cloak storage cupboard.

All properties within this select development are private, there are no shared ownership properties.

There is a living room which is dual aspect with a door providing access to the rear garden and there is field views from this elevation. The living room links to the kitchen.

The kitchen is exceptionally well equipped offering contemporary gloss doors to the base and eyeline fitted units, work surfaces and upstands which are lit by under cabinet lighting. There is an extensive range of integrated appliances including a single fan assisted oven, extractor hood, induction hob, fridge, freezer, dishwasher and a washer/dryer. There is a ceramic tiled floor.

The bathroom includes a side panel bath with shower and screen, WC and a wall hung wash hand basin with vanity unit and ceramic tiled walls and floor.

Outside:

The frontage will be landscaped with shrubs. The rear garden is fully enclosed and comes with a paved patio and a lawn. There is external lighting and an electrical point. There is an allocated parking space which come with EV charger.

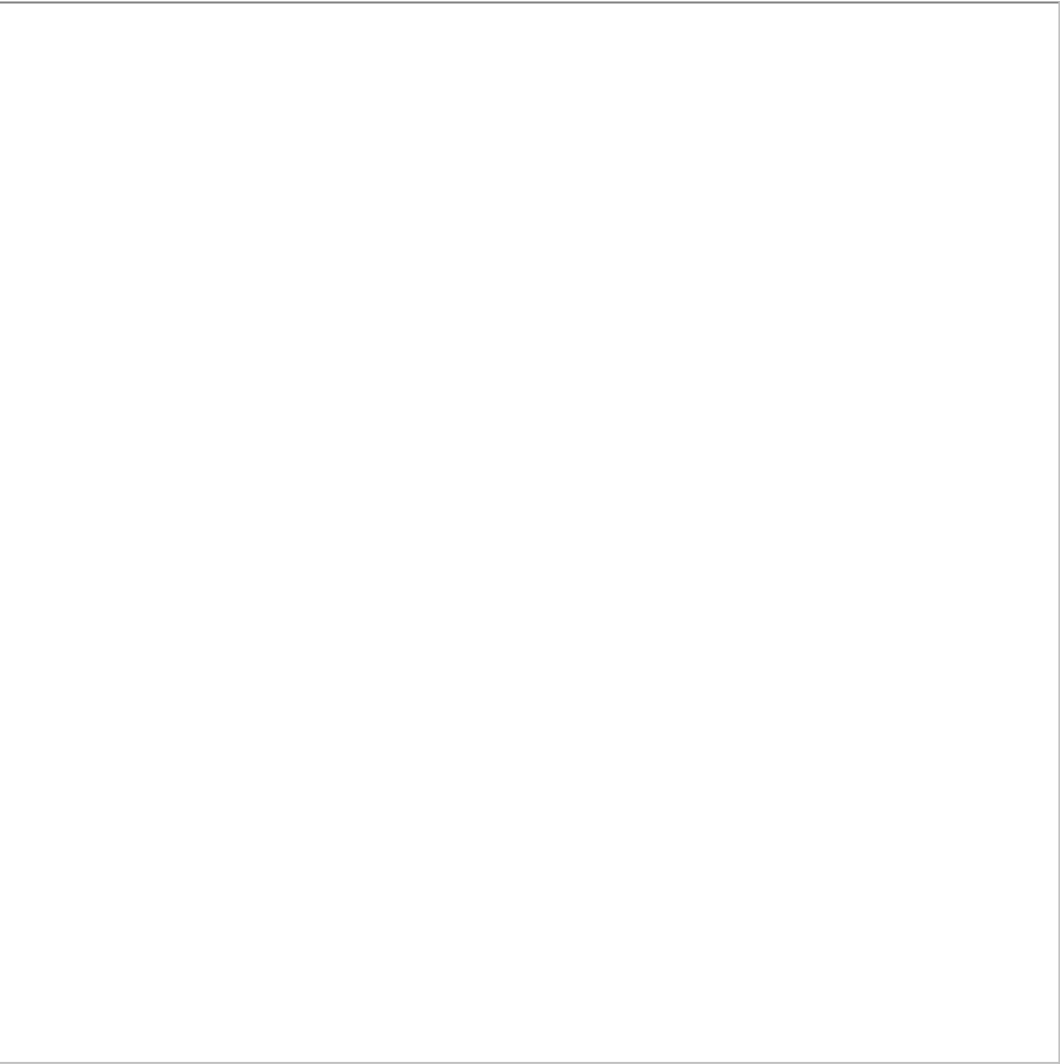
Room Measurements:

Lounge 4.67m x 3.05m (15'4" x 10'0")

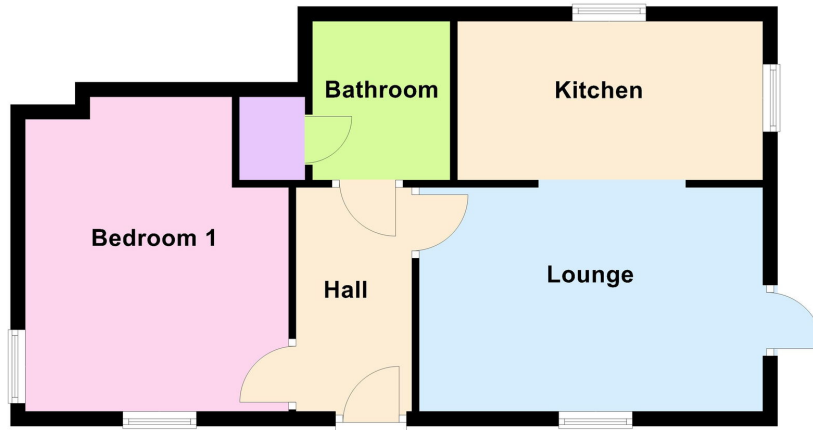
Kitchen 3.91m x 2.18m (12'10" x 7'2")

Bedroom 3.94m x 3.56m (12'11" x 11'8") Max

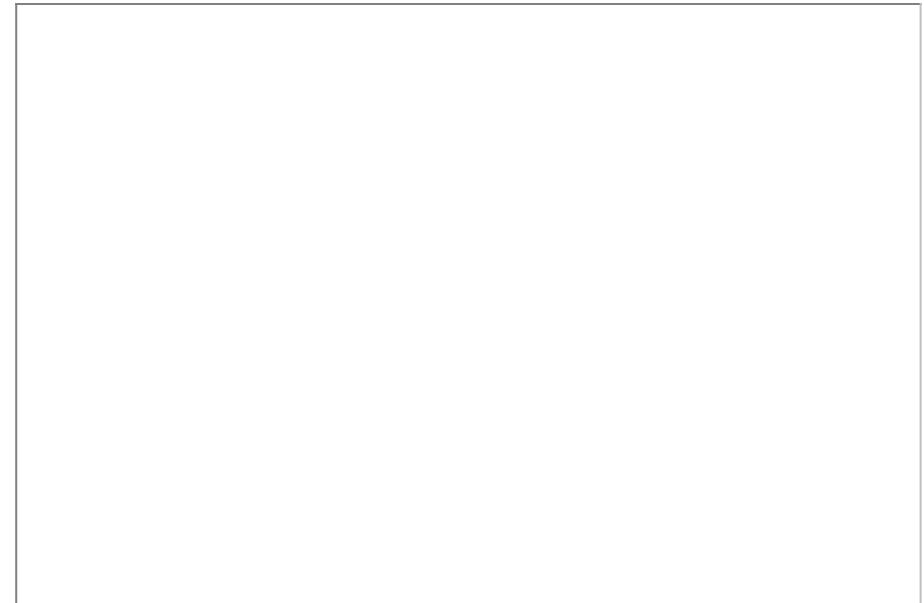
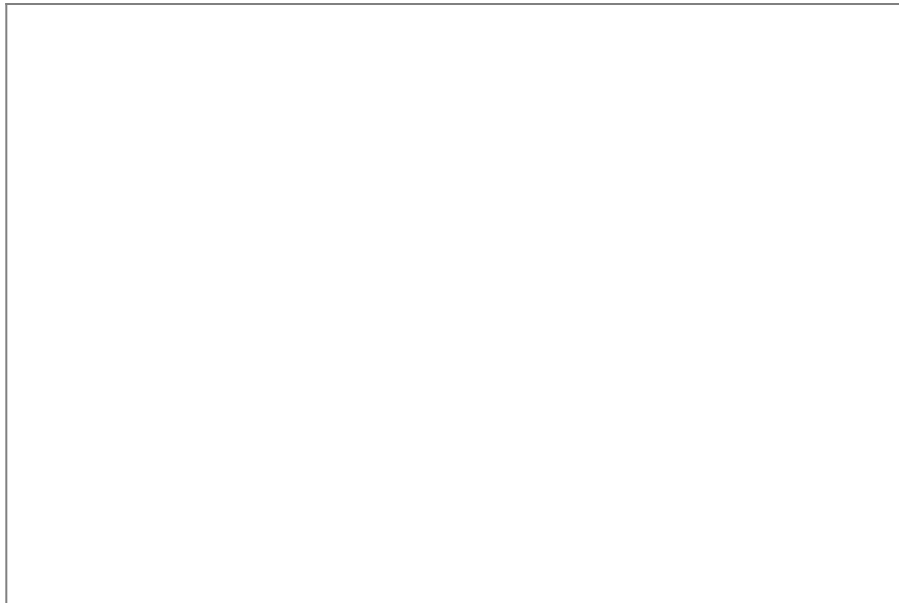
Bathroom 2.18m x 1.85m (7'2" x 6'1")



Ground Floor



- Brand New Ground Floor Maisonette
- Allocated Parking with EV Charger
- Underfloor Heating
- Cat 6 Cabling Throughout with Data Points in Principal Rooms
- Overlooking Countryside
- Situated Neighbouring Countryside
- Air Heat Source Pump
- High Specification Kitchen with Integrated Appliances
- Contemporary Styled Bathroom
- Enclosed Private Landscaped Garden



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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