



**HENDERSON
CONNELLAN**
ESTATE AGENTS

High Street, Weldon, NN17 3JJ

£190,000

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"Brimming with Character"

This individual stone cottage is situated within the heart of Weldon village and is being offered for sale with well-presented interior and NO CHAIN. Outside there is an enclosed rear garden. The interior is very well-presented with accommodation comprising entrance hall, living room with feature fireplace and there is a modern fitted kitchen. Upstairs, there is a smart bathroom and two bedrooms. A further benefit of this home is a cellar which is accessed via a staircase located off the inner rear hall. This is a great opportunity to secure a smart period cottage within a sought after community and village.

Description:

This character stone semi detached cottage is located within the heart of Weldon, conveniently position for the local amenities including, shop, pub, cricket club, primary school and church.

This property is well presented and has been refurbished over recent years now offering a stylish modern interior with a modern gas fired central heating system.

The accommodation comprises entrance hall with stairs rising to the first floor landing.

The lounge is well presented with a front facing window.

The kitchen/diner is fitted with a smart range of wall and base level units with work surfaces incorporating an enamel sink with drainer and mixer tap. There is a built in electric oven, hob and extractor hood. Ceramic tiled floor dual aspect windows.

There is a rear hall with access to the rear garden and a door which leads to the cellar which is used as a study/storage room.

From the first floor landing there are two bedrooms and a bathroom which includes a side panel bath with shower and screen, there is a WC and a wash hand basin set within a vanity unit.

Outside:

The rear garden is enclosed, there is a patio area and a lawn with a timber storage shed. Number 9 High Street has pedestrian access across the rear.

Room Measurements:

Living Room 11' 9" x 9' 5" (3.58m x 2.87m)

Kitchen 8' 8" x 8' 7" (2.64m x 2.61m)

Bedroom 1 12' 8" x 9' 6" (3.86m x 2.89m)

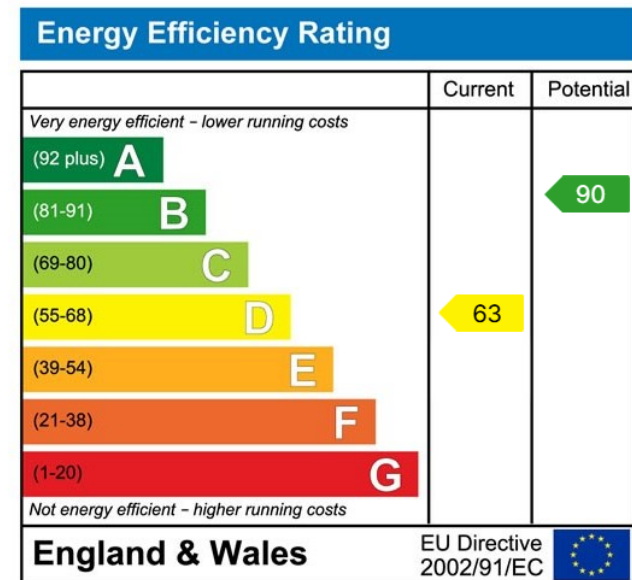
Bedroom 2 12' 8" x 9' 6" (max) (3.86m x 2.89m) (max)

Bathroom 6' 2" x 5' 9" (1.88m x 1.75m)





- Semi Detached Cottage
- Weldon Village Location
- Two Bedrooms
- Gas Radiator Heating
- UPVC Double Glazing
- Enclosed Rear 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.

10 Spencer Court, Corby,
Northamptonshire, NN17 1NU

