



15 Menzel Road

Weldon, Northamptonshire NN17 3FL



Simpson West

STAMP DUTY INCENTIVE AVAILABLE FOR FIRST TIME BUYERS AND HOME MOVERS, PLEASE ASK AGENT FOR MORE DETAILS. Simpson West are delighted to offer to the market for sale with NO CHAIN this rarely available FOUR bedroom detached family home located within the popular Weldon Park. The property occupies a pleasant position nestled away within a quiet cul-de-sac and is within walking distance to the local school, shops and other amenities. Features include an entrance hall, living room, a large modern kitchen dining room, a utility room and cloakroom w/c. To the first floor there are four bedrooms with an en-suite shower room to the master, in addition to this there is the family bathroom. To the rear is a low maintenance fully enclosed completely private landscaped garden with large patio area for entertaining. To the front is a low maintenance garden that looks the green and offers off road parking for several vehicles leading to a single integral garage. Early viewings are highly advised. Energy rating B. Council Tax Band D. Site charges of £105 per annum.

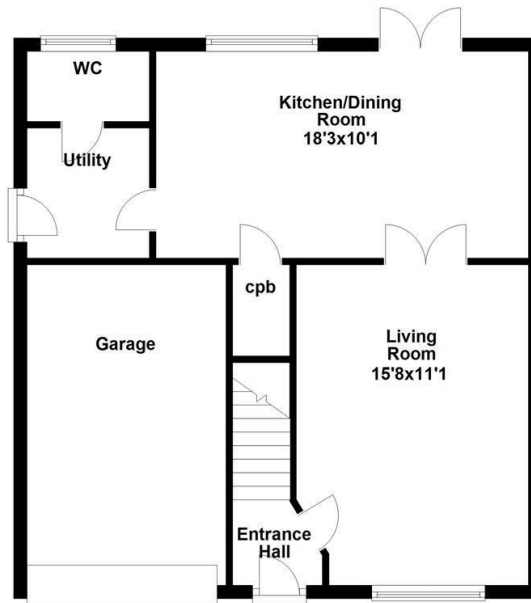


£335,000

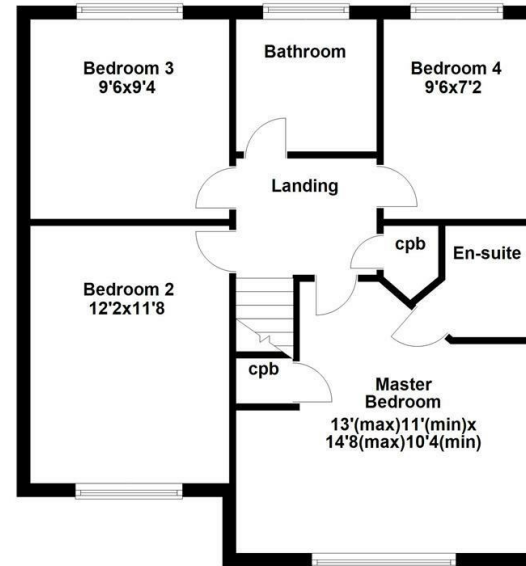
4 2 1



Ground Floor



First Floor



Floor plan not to scale - for guidance purposes only.
 Floor plan created by Simpson West for their use.
 Plan produced using PlanUp.



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



When you buy with Simpson West, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
West**

Making Every
Journey Personal



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