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Menzel Road, Weldon, Corby

£350,000 Freehold

# BELVOIR!

EPC Rating B. Council Tax D.



Offered to the market with NO ONWARD CHAIN, this attractive home presents an excellent opportunity for buyers seeking a smooth and straightforward purchase.

Situated within the sought-after Weldon Park development, this well-presented four-bedroom detached family home offers generous & versatile living accommodation, ideal for modern family life.

The ground floor comprises two spacious reception rooms, perfect for both relaxing & entertaining, alongside a well-appointed breakfast kitchen. Additional practicality is provided by a separate utility room & a convenient cloakroom.

To the first floor, the property features four bedrooms, three of which are comfortable doubles. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are complimented by a contemporary family bathroom.

Externally, the home enjoys a spacious & enclosed rear garden, thoughtfully arranged with two patio areas and mature borders, creating an ideal space for outdoor dining & relaxation. Further benefits include a single garage with EV charger and tandem off-road parking for two vehicles.

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#### Entrance Hall

Double glazed door to front, ceiling light, radiator, vinyl to flooring, stairs rising to first floor.

#### Living Room

3.96m x 3.36m (13'0" x 11'0")

Double glazed window to front, carpet to flooring, radiator, TV point, Internet point, ceiling light.

#### Dining Room

2.99m x 2.94m (9'10" x 9'7")

Double glazed window to front, carpet to flooring, radiator, ceiling light, under stairs cupboard.

#### Breakfast Kitchen

5.96m x 2.94m (19'7" x 9'7")

Double French door opening into garden, double glazed window to rear. Kitchen comprising of wall & base units, wood effect work surfaces, four ring induction hob, cooker hood over, electric oven, bowl & half sink with drainer, integrated fridge/freezer, integrated dishwasher, down lights, ceiling light, radiator, vinyl to flooring.

#### Utility

2.26m x 1.47m (7'5" x 4'10")

Double glazed door to rear, base units, wood effect work surfaces over, space for washing machine, ceiling light, radiator, vinyl to flooring.





#### Cloakroom

1.79m x 1.38m (5'11" x 4'6")

Double glazed window to side, low level WC, pedestal wash hand basin, ceiling light, radiator.

#### First Floor Landing

Double glazed window to side, airing cupboard, storage cupboard, carpet to flooring, loft access, stairs descending to ground floor.

#### Bedroom One

3.59m x 3.32m (11'10" x 10'11")

Double glazed window to rear, carpet to flooring, radiator, ceiling light.

#### Ensuite

1.99m x 1.95m (6'6" x 6'5")

Double glazed window to rear, shower enclosure, main shower, low level WC, pedestal wash hand basin, extractor fan, radiator, ceiling light.

#### Bedroom Two

3.62m x 3.37m (11'11" x 11'1")

Double glazed window to front, carpet to flooring, radiator, ceiling light.

#### Bedroom Three

2.94m x 2.82m (9'7" x 9'4")

Double glazed window to front, carpet to flooring, radiator, ceiling light.

#### Bedroom Four

2.4m x 2.01m (7'11" x 6'7")

Double glazed window to rear, carpet to flooring, radiator, ceiling light.

#### Bathroom

2.2m x 1.79m (7'2" x 5'11")

Double glazed window to front. paneled bath, telephone shower attachment over, low level WC, pedestal wash hand basin, extractor fan, radiator, ceiling light.

#### External

Front - Small frontage with mature shrubs, access to rear garden.

Rear - Enclosed garden, mainly laid to lawn, two patios, mature borders with a mixture of mature shrubs.

#### Garage

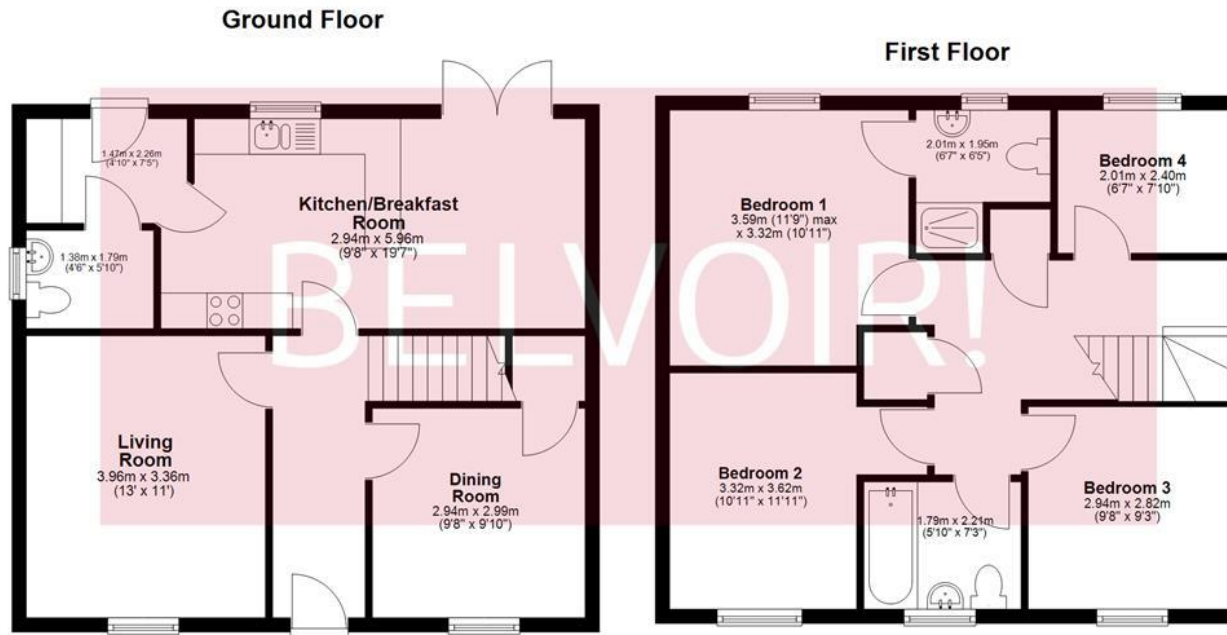
Single garage, power & lighting, EV charger, off road parking to front.

#### Agents Notes

Development Charge £150 pa

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

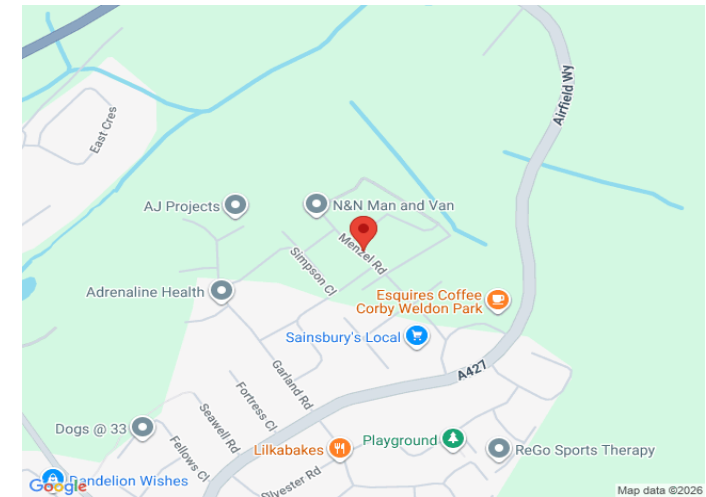




We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	<b>85</b>
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>94</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	<b>G</b>
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



Contact us today to arrange a viewing...

# BELVOIR!

[www.belvoir.co.uk](http://www.belvoir.co.uk)

68 George Street, Corby, Northants, NN17 1QE

[corby@belvoir.co.uk](mailto:corby@belvoir.co.uk)

01536 261666