



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



Glebe Rise, Church Street, Weldon, NN17 3GX

£175,000

1 1 1



"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 fifteen 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.

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.

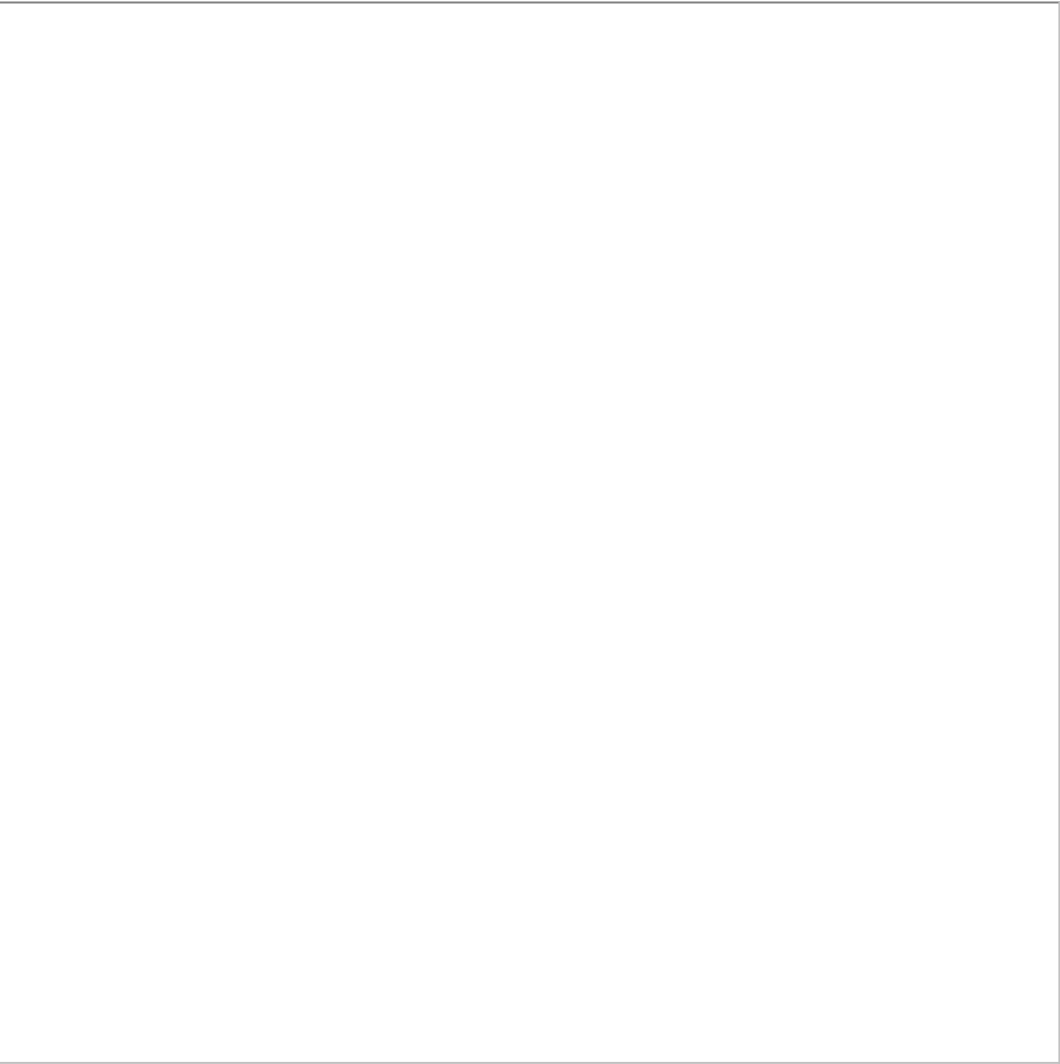
All properties within this select development are private, there are no shared ownership properties.

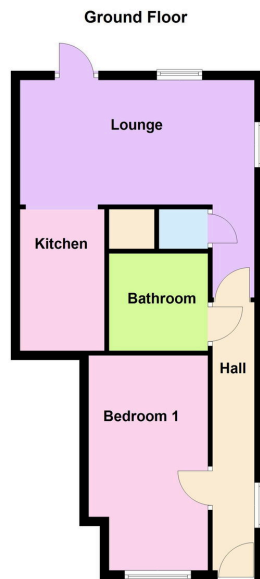
**Outside:**

This property comes with an enclosed rear garden which has been landscaped with a paved patio and a lawn. There is allocated parking and an EV charger.

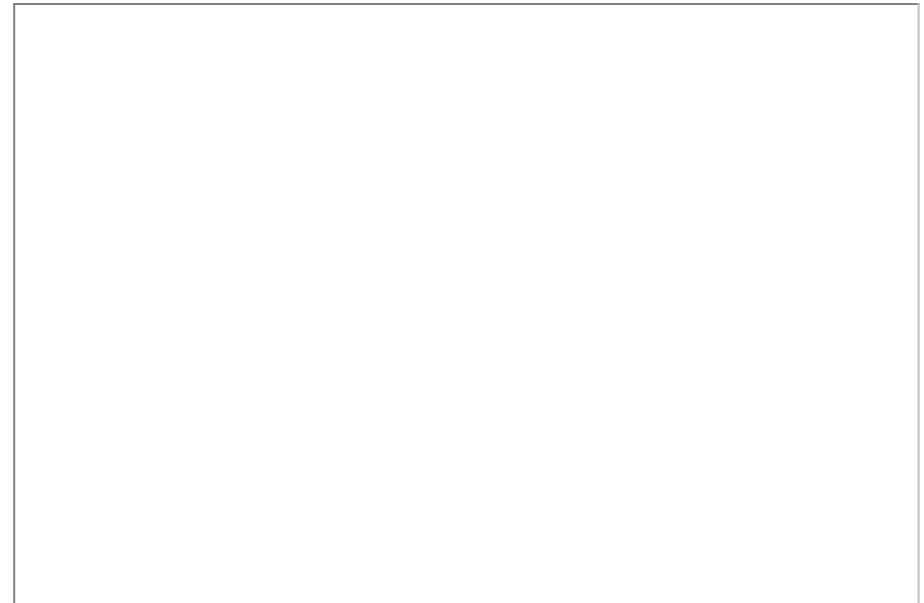
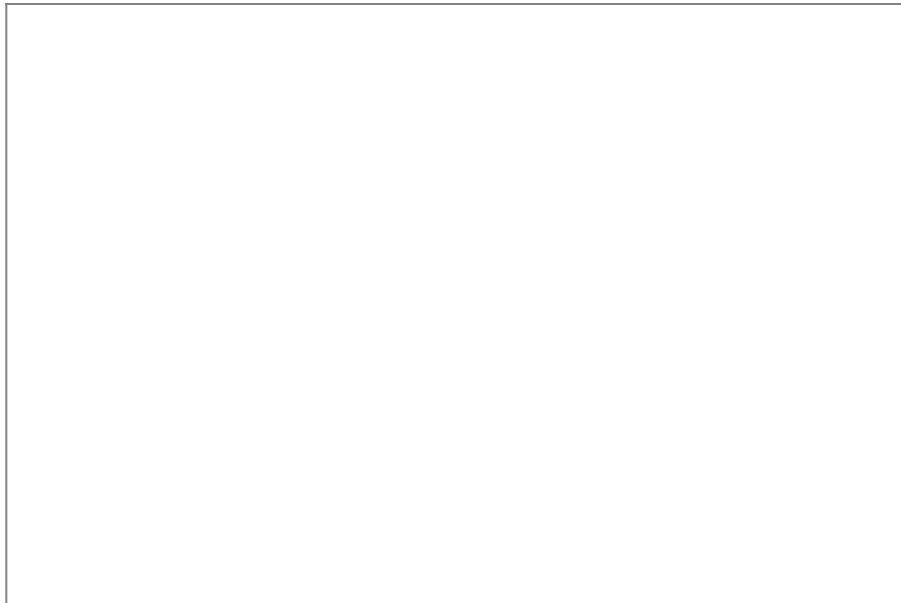
**Room Measurements:**

- Lounge 5.21m x 2.67m (17'1" x 8'9")
- Kitchen 3.15m x 1.65m (10'4" x 5'5")
- Bedroom One 4.78m x 2.59m (15'8" x 8'6")
- Bathroom 2.26m x 2.13m (7'5" x 7'0")





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



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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