



**HENDERSON
CONNELLAN**
ESTATE AGENTS

33 Larratt Road, Weldon, Northamptonshire, NN17 3HL

£310,000

3 1 2



"Living on the Edge!"

This delightful semi detached house is being offered for sale in superb condition and can be found situated towards the edge of Weldon Village opposite the parish run allotments. The accommodation is pleasantly presented comprising entrance hall, guest WC, living room, spacious family/dining room, fitted kitchen/breakfast room and a utility room. The first floor offers three bedrooms and a stylish, modern bathroom. Outside, the plot is beautifully maintained with extensive off road parking. The SOUTH FACING rear garden measures 126' X 40'. This is the perfect village retreat which feels tucked away and peaceful.

Description:

This is a great opportunity to secure an established, rural semi detached home which is located toward the edge of the village.

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

The living room is front facing with double doors opening onto the family/dining room. Both rooms feature a solid oak floor.

The dual aspect kitchen is fitted with a range of wall and base level units with work surfaces incorporating a sink with drainer and mixer tap. There is also a fitted larder unit and a breakfast bar for relaxed dining.

Larger than expected, the utility room is fitted with drawer and wall units with a work surface. There is space and plumbing for a washing machine and a fridge/freezer.

Guest WC.

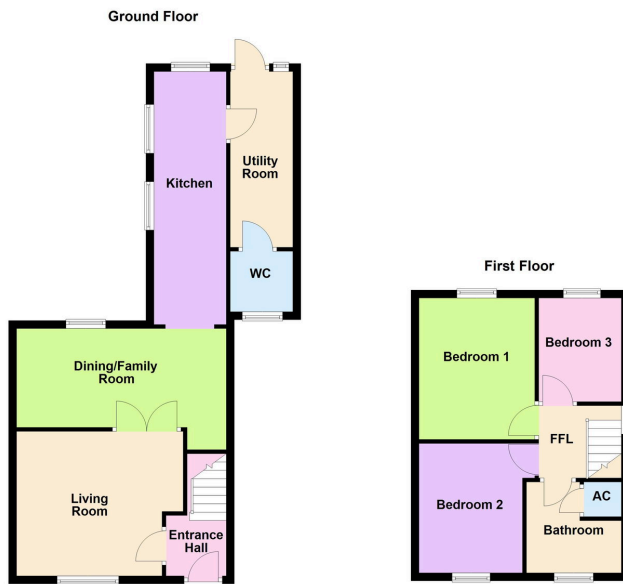
From the first floor landing there are three bedrooms and a family bathroom which includes a side panel bath with shower and screen, WC and a pedestal wash hand basin with ceramic tiled wall surrounds.

The property benefits from a gas fired central heating system and uPVC double glazed windows.

Outside:

The plot is well maintained, offering off road parking for four cars with vehicular gated access for further secure parking for another vehicle or caravan. The south facing rear garden is well maintained and provides a good sized retained courtyard, ideal for securing toddlers or dogs! The lawn extends back providing a safe place for children to play or for the family to relax.





- Kitchen - 6.35m x 1.98m (20'10" x 6'6")
- Utility Room - 4.47m x 1.6m (14'8" x 5'3")
- WC - 1.6m x 1.57m (5'3" x 5'2")
- Dining Room - 5.18m x 3.05m (17'0" x 10'0")
- Living Room - 4.19m x 3.63m (13'9" x 11'11")
- Bedroom One - 3.56m x 2.92m (11'8" x 9'7")
- Bedroom Two - 3.25m x 2.72m (10'8" x 8'11")
- Bedroom Three - 2.08m x 2.62m (6'10" x 8'7")
- Bathroom - 2.34m x 2.13m (7'8" x 7'0")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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

