



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

Stamford Road, Weldon, Northamptonshire, NN17 3JL

£500,000

🛏️ 4 🚿 2 🛋️ 2



"Unique and Individual - Brand New Homes"

Architect designed to specifically maximise the accommodation layout and create beautiful distinctive family homes. This select development of four homes at Meadow Brook is now fully available, number 47 includes an entrance hall, guest WC, generous living room, stylish, modern kitchen/diner with Quartz work surfaces and integrated appliances, the lower ground floor provides a versatile garden room/lounge and an office. There are four double sized bedrooms with an en-suite shower room to the master and a family bathroom. These properties are brought to the market by Oakelm Homes, an independent, quality developer.

**Description:**

Attractively positioned towards the edge of Weldon village offering field views to the rear, this individual designed and built property comes with a landscaped rear garden which borders onto a pleasant brook.

The property has been built to a high specification with a full stone exterior, triple glazed windows and an air heat source pump provides efficient heating and lower utility costs which also improves the EPC rating. There is under floor heating to the ground and lower ground floors while wall mounted radiator heat the first floor. Internally, the property comes with solid oak doors, brand new flooring which includes carpets and a luxury vinyl tiled flooring.

The accommodation offers an entrance hall which leads to the guest WC.

The generous sized living room with views to the rear and stairs which lead down to the lower ground floor.

The kitchen/diner enjoys a lovely view over looking farmland, the kitchen is fitted with a stylish range of wall and base level units with Quartz work surfaces with wall upstands. There is an integrated range of quality appliances including an eye line double oven, induction hob, extractor hood, dish washer, fridge and a freezer. Bi-fold doors open onto the Juliette balcony which overlooks the rear garden.

The lower ground floor accommodation includes two reception rooms, an office and a lounge/garden room which features bi-fold doors which open onto the rear garden.

From the upper floor landing there is a family bathroom which includes a side panel bath with a central filler tap, WC, separate shower enclosure and there is a wash hand basin set within a vanity unit with ceramic tiled wall surrounds and there is a chrome heated towel rail.

There are four bedrooms with the master offering fitted wardrobes and a shower room en-suite.

**Outside:**

The property comes with a block paved carport which has been wired for the provision for an EV charger to be fitted and also electrical point should the new owner wish to install electrically operated roller garage doors to the front and rear, creating a secure garage space. There is a walled terrace beyond the carport. Landscaped frontage while the rear garden is been landscaped to provide a lawn and a paved patio area. The rear garden backs onto a pretty brook and farmland beyond.

**Room Measurements:**





- A Select Development of Four Stone Properties
- Architect Designed Over Three Floors
- Backs onto a Brook and Farmland
- Air Source Heat Pump - Lower Cost Electric Heating
- Triple Glazed Windows
- Beautiful Fitted Kitchen with Quartz Work Surfaces
- Brand New Flooring Included
- Large Garden - Corner Plot, Carport and Terrace
- Bathroom and En-suite Shower Room
- Four Bedrooms



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

