



**HENDERSON
CONNELLAN**
ESTATE AGENTS

40 Chapel Road, Weldon, Northamptonshire, NN17 3HP

£325,000

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“Once in a Lifetime”

Coming to the market for the first time since it was built, this individual detached bungalow presents a truly rare opportunity to secure a unique home in a highly regarded location. Occupying a generous plot, the property benefits from a south-facing rear garden, a walled front garden with gated driveway, and a single garage. The well-proportioned accommodation comprises two/three bedrooms, a bathroom, lounge/dining room, fitted kitchen with pantry, and a bright and versatile sun room. Externally, the property offers excellent outside space with established gardens and ample parking, while internally there is scope to personalise and create a wonderful home to suit individual needs. Offered for sale with no onward chain, this exceptional bungalow is sure to attract considerable interest, and early viewing is highly recommended.

Description:

Commissioned by the current owners, this property was built during the 1950's and is situated within the heart of the village and occupies a large plot with a south facing rear garden.

The bungalow requires some updating and provides excellent scope to be extended/alterd to the next owners requirements and specification.

Inside, the accommodation comprises entrance hall which leads to the living/dining room which is dual aspect and features a front facing bay window. A fire place provides a central feature to the room.

There is a study/bedroom three situated off from the living/dining room.

The kitchen is fitted with a range of wall and base level units with work surfaces incorporating a sink with drainer and plumbing for a washing machine. There is a built in pantry providing excellent food storage.

There is a sun room addition with a door providing access onto the rear garden.

From the hall, the bathroom includes a side panel bath, WC and a pedestal wash hand basin with ceramic tiled wall surrounds and there are two further double sized bedrooms.

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

Outside:

The front garden is enclosed by stone walling and retained by vehicular gates. There is parking on the driveway for three cars with access to the single garage. The frontage is laid to lawn with planted borders. There is pedestrian gated access to the rear garden which is enclosed by timber fencing and mainly laid to lawn.





- Porch - 1.52m x 1.22m (5'0" x 4'0")
- Living/Dining Room - 5.61m x 5.03m (18'5" x 16'6") max
- Sun Room - 3.33m x 2.13m (10'11" x 7'0")
- Bedroom Two - 3.12m x 3.02m (10'3" x 9'11")
- Bathroom - 1.85m x 1.83m (6'1" x 6'0")
- Hall - 3.35m x 1.83m (11'0" x 6'0")
- Kitchen - 3.33m x 2.49m (10'11" x 8'2") max
- Bedroom One - 3.33m x 3.94m (10'11" x 12'11")
- Bedroom Three / Study - 2.74m x 2.44m (9'0" x 8'0")



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

