



70 Weldon Road, Corby, NN17 5UE





## Offers in excess of £200,000

Stuart Charles are delighted to offer for sale this three bedroom home located near the Old Village area of Corby. This home is situated a short walk from the Old village school and Phoenix parkway an early viewing is recommended to avoid missing out on this home. The accommodation to the ground floor comprises of an entrance hall, large lounge, large dining room, fitted galley kitchen, and a ground floor bathroom. To the first floor are three double bedrooms. To the front there is a low maintenance frontage with gravel and block paved path with brick wall surround, offering easy upkeep. To the rear there is a paved courtyard that leads the way to a sizable laid lawn, perfect for various outdoor activities. Further along, another patio area awaits, providing a cozy spot for relaxation and socializing, with the added convenience of access to the garage. Call now to book a viewing!!

- LARGE GARDEN
- THREE DOUBLE BEDROOMS
- CLOSE TO AMENITIES
- TWO RECEPTION ROOMS
- GARAGE AND PARKING TO THE REAR
- GOOD TRANSPORT LINKS
- READY TO MOVE INTO

### Entrance Hall

Stairs rising to first floor landing, radiator, doors to:

### Lounge

12'2" x 11'8" (3.71m x 3.56m)

With a feature open fireplace and hearth, double glazed window to front elevation, radiator, TV point, French doors to:

### Dining Room

12'2" x 11'1" (3.71m x 3.40m )

With built in cabinets to chimney breast recess, double glazed window to rear elevation, door to:

### Kitchen

12'7" x 7'6" (3.86m x 2.29m)

Refitted to comprise a single drainer sink unit with cupboards under, further range of base and eye level units, worksurfaces with matching













splashbacks, two double glazed windows to side elevation, double glazed door to garden, understairs storage cupboard, fridge/freezer space, integrated oven, hob and extractor fan, plumbing for automatic washing machine door to

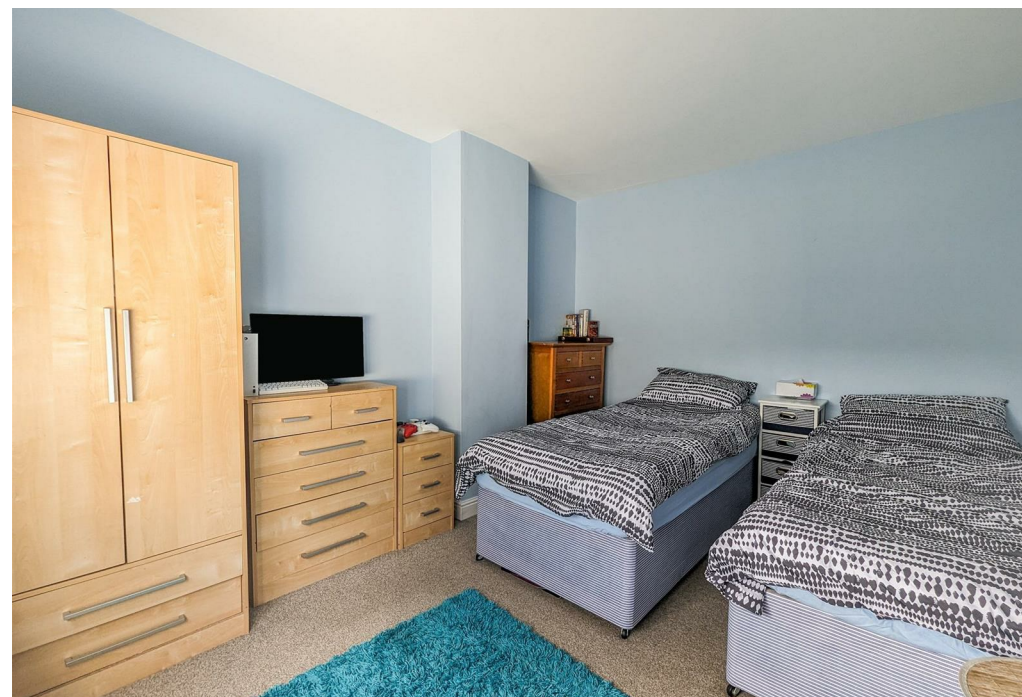
### Bathroom

8'7 x 7' (2.62m x 2.13m)

Refitted to comprise a panel bath with shower unit and screen over, pedestal wash hand basin, low level WC, tiled splash surround, double glazed window to rear elevation, radiator.

### Landing

Airing cupboard, access to loft, doors to:









### Bedroom One

15'5" x 11'8" (4.72m x 3.56m)

With two double glazed windows to front elevation, radiator, feature cast iron Victorian fire surround.

### Bedroom Two

12'0" x 9'6" (3.66m x 2.90m)

Double glazed window to rear elevation, radiator.

### Bedroom Three

12'4" x 7'4" (3.76m x 2.24m)

Double glazed window to rear elevation, radiator, wall mounted combi boiler.









## **Outside**

o the front there is a low maintenance frontage with gravel and block paved path with brick wall surround, offering easy upkeep.

To the rear there is a paved courtyard that leads the way to a sizable laid lawn, perfect for various outdoor activities. Further along, another patio area awaits, providing a cozy spot for relaxation and socializing, with the added convenience of access to the garage

## **Garage**

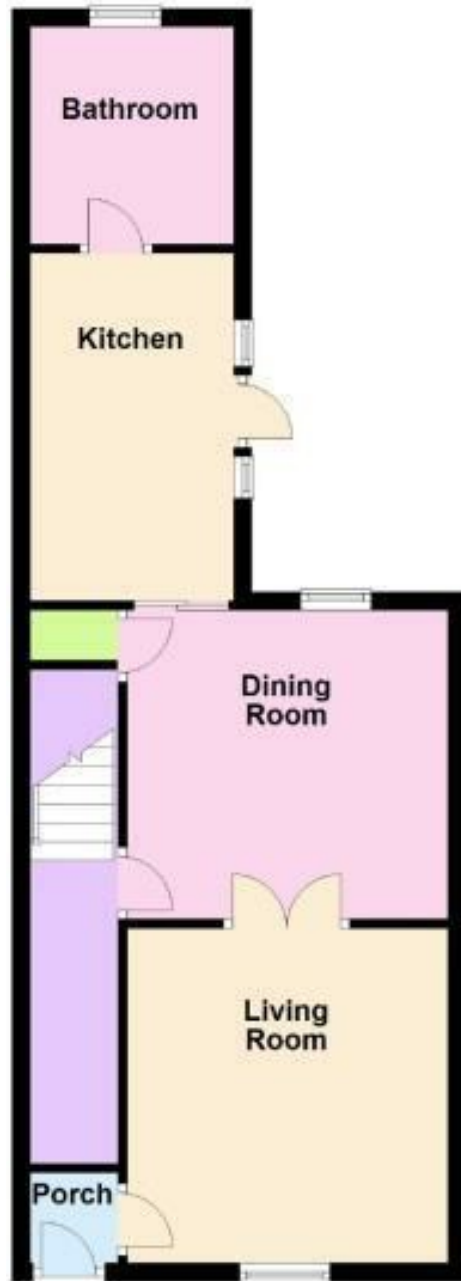
Being approached via The Grove, with up and over door.







**Ground Floor**



**First Floor**



Floor plan not to scale - for guidance purposes only.  
Plan produced using PlanUp.



