



5 Egan Close, Weldon, Corby, NN17 3NB





**£245,000**

Stuart Charles are delighted to offer FOR SALE with NO CHAIN this three bedroom semi detached family home located in the desirable Weldon Park area of Weldon. Situated a short walk away from the newly built shops and Weldon Academy an early viewing is recommended to avoid missing out on this home. The accommodation to the ground floor comprises of an entrance hall, guest W.C, lounge and kitchen/diner. To the first floor are three good sized bedrooms and a three piece family bathroom, the main bedroom also benefits from an three piece en-suite. Outside to the front off road parking is provided for multiple vehicles while to the rear there is a large patio area leading to raised decking area and a laid lawn with gated access to the front/side elevation. Call now to view!!

- NO CHAIN
- OPEN PLAN KITCHEN/DINER
- GUEST W.C
- LARGER THAN AVERAGE REAR GARDEN
- WALKING DISTANCE TO SHOPS
- LOCATED IN A QUIET CUL DE SAC
- GOOD SIZED LOUNGE
- EN-SUITE TO MASTER BEDROOM
- LARGE DRIVEWAY FOR MULTIPLE VEHICLES
- CLOSE TO WELDON PARK ACADEMY

### Entrance Hall

Entered by a double glazed door, radiator, stairs rising to first floor landing, doors to:

### Guest W.C

Fitted to comprise a two piece suite consisting a low level wash hand basin, low level pedestal, radiator, double glazed window to rear elevation, extractor fan.

### Lounge

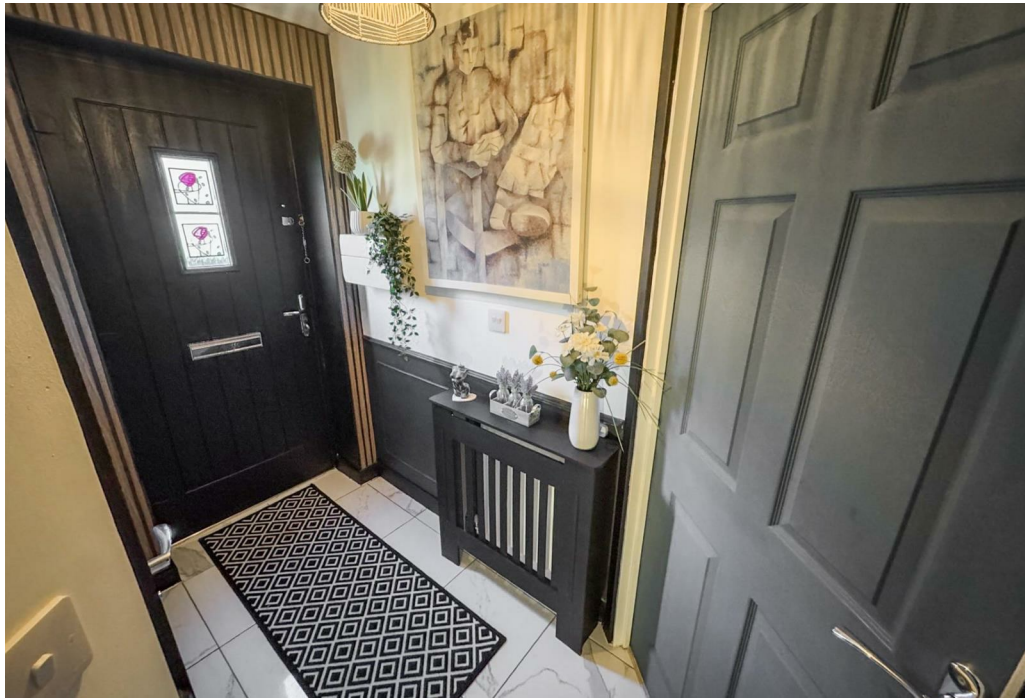
14'06 x 11'08 (4.42m x 3.56m)  
Double glazed window to front elevation, radiator, tv point, telephone point, under stairs storage, door to:

### Kitchen/Diner

15'06 x 8'07 (4.72m x 2.62m)  
Fitted to comprise a range of base and eye level units with a one and half bowl sink and drainer, gas hob with extractor, electric oven, space for free













standing fridge/freezer, space for automatic washing machine, space for dishwasher, radiator, double glazed window to rear elevation, double glazed French doors to rear elevation.

### First Floor Landing

Loft access, storage cupboard, doors to:

### Bedroom One

11'0 x 9'02 (3.35m x 2.79m)

Double glazed window to front elevation, tv point, radiator, built in wardrobe, door to:









### En-Suite

6'07 x 6'0 (2.01m x 1.83m)

Featuring a three piece suite with a shower cubicle with mains feed shower, low level wash hand basin and low level pedestal, extractor fan, double glazed window to front elevation, radiator.

### Bedroom Two

8'10 x 8'07 (2.69m x 2.62m)

Double glazed windows to rear, radiator.

### Bedroom Three

8'07 x 6'07 (2.62m x 2.01m)

Double glazed windows to rear, radiator.









## Bathroom

7'01 x 5'04 (2.16m x 1.63m)

Featuring a three piece white suite with a panel bath, low level wash hand basin, low level pedestal, radiator, double glazed window to side elevation.

## Outside

Front: A laid lawn is enclosed by low level hedging and leads to a larger than average driveway which provides off road parking for multiple vehicle's.

Rear: A patio area leads onto a raised decking area and to a laid lawn while the hole garden is enclosed by timber fencing to all sides. Gated access is provided to the off road parking spaces.

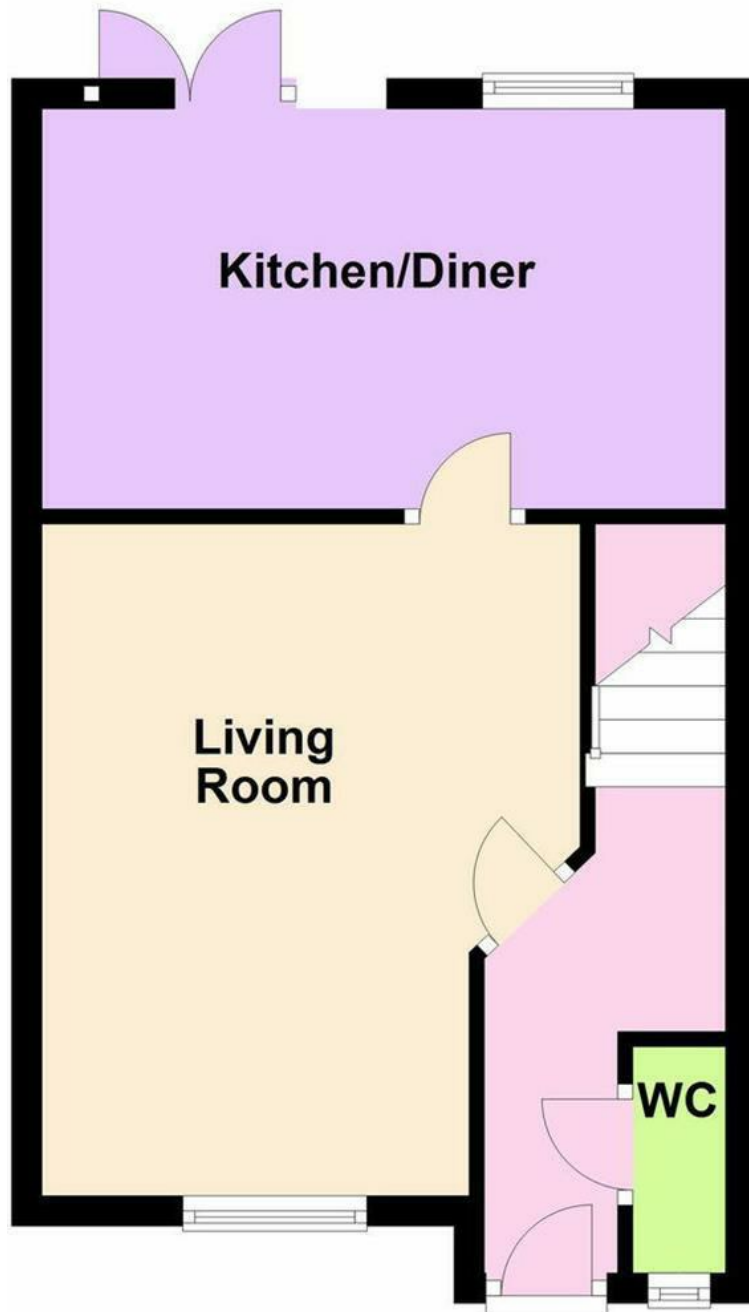




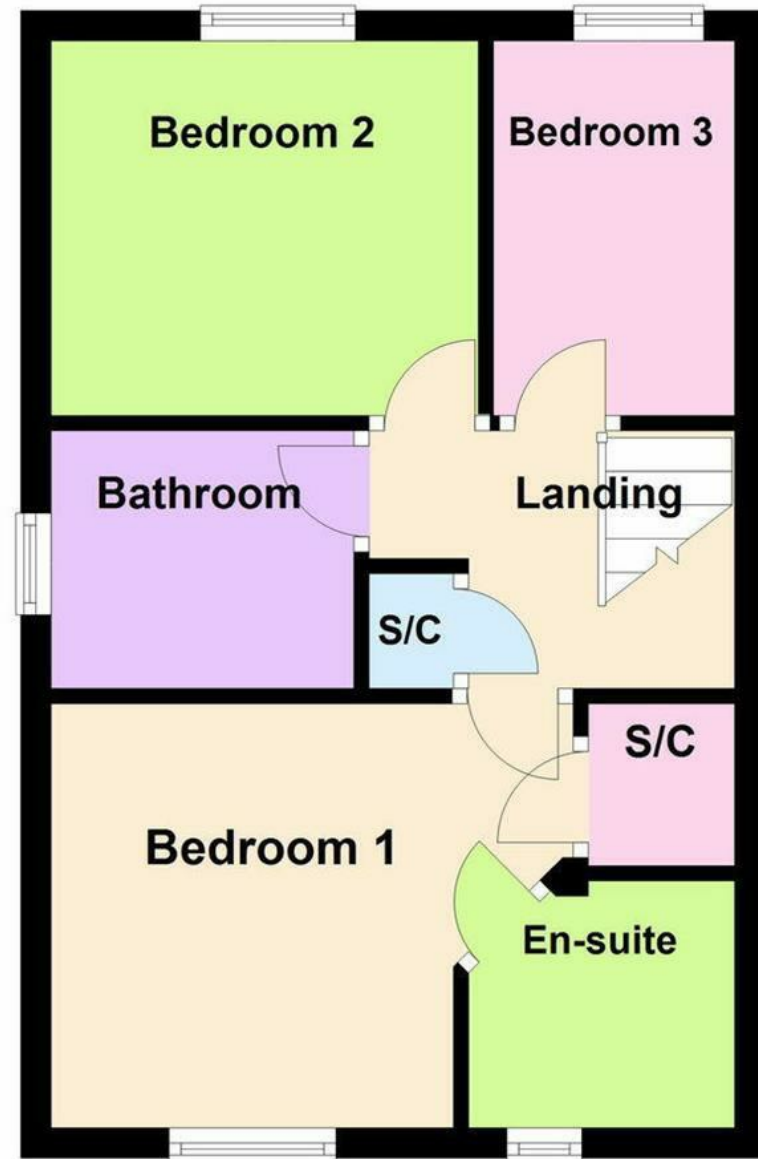




## Ground Floor



## First Floor







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			96
(81-91) <b>B</b>		83	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	