



11 Church View, Weldon, Corby, NN17 3LF



**£375,000**

Stuart Charles are delighted to offer for sale this three bedroom home situated in the idyllic village of Weldon. With a host of amenities and schools within walking distance makes this the ideal family home not to be missed. The accommodation comprises of an entrance hall, a large kitchen/diner with integrated appliances and a utility room, guest W.C. The lounge has French doors opening onto the conservatory with door to the garage. To the first floor there are three good size bedrooms and a family bathroom, the master bedroom also benefits from a three piece en-suite. To the front is a lawn frontage with mature bushes and plants with a driveway to one side providing off road parking. To the rear is a paved patio area leads onto a mainly laid to lawn garden with circular feature inset, plants, shrubs and bushes are set to borders, outside tap, all enclosed by timber fencing, and gated pedestrian access to side. Call now to book a viewing!!

- CUL-DE-SAC LOCATION
- VILLAGE LOCATION
- MODERN COMBI BOILER
- CLOSE TO LOCAL SHOPS
- GARAGE AND DRIVE-WAY
- REFITTED KITCHEN
- EN-SUITE TO THE MASTER
- READY TO MOVE INTO

### Entrance Hall

Tiled flooring, radiator, stairs rising to first floor landing.

### Lounge

16'6 x 10'6 (5.03m x 3.20m)

With an electric fire set to a feature wall, double glazed window to front elevation, two radiators, TV point, coving to ceiling, double glazed French doors lead into:

### Kitchen/Diner

16'6 x 8'2 (5.03m x 2.49m)

A superbly refitted room comprising a sink unit set to worksurfaces with matching splashbacks, range cooker, integrated appliances, radiator, double glazed window to front and rear elevations, spotlights to a coved ceiling, archway to:







### Utility Room

6' x 5' (1.83m x 1.52m)

Fitted worksurfaces with plumbing for automatic washing machine, spotlights to ceiling, double glazed door to garden, door to:

### Guest WC

Fitted to comprise a low level WC and circular sink unit, continuation of the flooring which continues to dado height, spotlights and extractor fan to ceiling.





### Conservatory

8' x 8' (2.44m x 2.44m)

Of stone base construction with double glazed windows to three sides, double glazed French doors lead onto patio, tiled flooring, ceiling, light, extractor fan.

### Landing

Double glazing window to the rear, access to loft, airing cupboard.

### Bedroom One

10'6" x 10' (3.20m x 3.05m)

Double glazed window to front elevation, radiator, TV point, fitted double wardrobe, door to:







### **En-Suite**

A refitted tiled room comprising a shower cubicle, wash hand basin, low level WC, tiled flooring, heated chrome towel rail, spotlights to ceiling, double glazed window to front elevation.

### **Bedroom Two**

10'6 x 9'8 (3.20m x 2.95m )

Double glazed window to front elevation, radiator.

### **Bedroom Three**

7'4 x 6'6 (2.24m x 1.98m )

Double glazed window to rear elevation, radiator.







Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

## Bathroom

Fitted to comprise a three piece suite with a panel bath and mixer shower/tap, low level wash hand basin and pedestal, extractor fan, radiator.

## Outside

To the front is a lawn frontage with mature bushes and plants with a driveway to one side providing off road parking.

To the rear is a paved patio area leads onto a mainly laid to lawn garden with circular feature inset, plants, shrubs and bushes are set to borders, watertap, all enclosed by timber fencing, gated pedestrian access to side

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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 	