



40 Hammond Close, Weldon, Corby, Northamptonshire, NN17 3FH



# £290,000

Stuart Charles are delighted to offer for sale this four bedroom three storey semi detached home located in the in Weldon Park area. Situated a short walk away from a state of the art secondary school and country walks on your doorstep an early viewing is recommended to avoid missing out on this home. The accommodation to the ground floor comprises of a large entrance hall, W.C, kitchen/diner and lounge with French doors onto the garden. To the first floor are three bedrooms and the family bathroom. To the 2nd floor which is devoted solely to the master bedroom and en suite with duel aspect windows providing a lot of natural light. The rear garden features a large patio area which leads to a laid lawn garden with a mixture of timber fence surround with rear gated access to the driveway. To the side is a driveway for multiple cars. Call now to back a viewing!!

- COMPLETE CHAIN
- NEST HEATING SYSTEM
- MASTER SUITE
- WALKING DISTANCE TO STATE OF THE ART SCHOOL
- THREE DOUBLE BEDROOMS
- DRIVEWAY
- CLOSE TO LOCAL PARKS

## Entrance Hall

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

## Guest WC

Featuring a two piece suite with a low level pedestal, low level wash hand basin, radiator, double glazed window to front elevation.

## Kitchen/Diner

16'02 x 10'02 (4.93m x 3.10m )

Featuring a range of base and eye level units with a one and half bowl sink, gas hob with electric oven and extractor, space for fridge/freezer, space for washing machine, space for dishwasher, radiator, wall mounted boiler, double glazed window to front elevation.













## Lounge

15'03 x 9'07 (4.65m x 2.92m)

Double glazed French doors to rear, double glazed window to the rear and side elevation, radiator, tv point, telephone point,

## First Floor Landing

Stairs rising to second floor landing, doors to:

## Bedroom Two

13'04 x 9'06 (4.06m x 2.90m)

Double glazed window to the front and side elevation, radiator.









### Bedroom Three

12'01 x 9'06 (3.68m x 2.90m)

Double glazed window to the rear and side elevation, radiator.

### Bedroom Four

10'01 x 6'07 (3.07m x 2.01m)

Double glazed window to the rear elevation, radiator.

### Family Bathroom

Featuring a three piece suite with a panel bath and mixer shower tap, low level pedestal, low level wash hand basin, double glazed window to the front elevation, radiator.









### **Master Suite**

20'05 x 16'07 (6.22m x 5.05m)

Velux window to the rear elevation, loft access, radiator, tv point, double glazed window to front, door to:

### **En-Suite**

Featuring a three piece suite with a mains feed shower, low level pedestal, low level wash and basin, radiator, Velux window to rear.

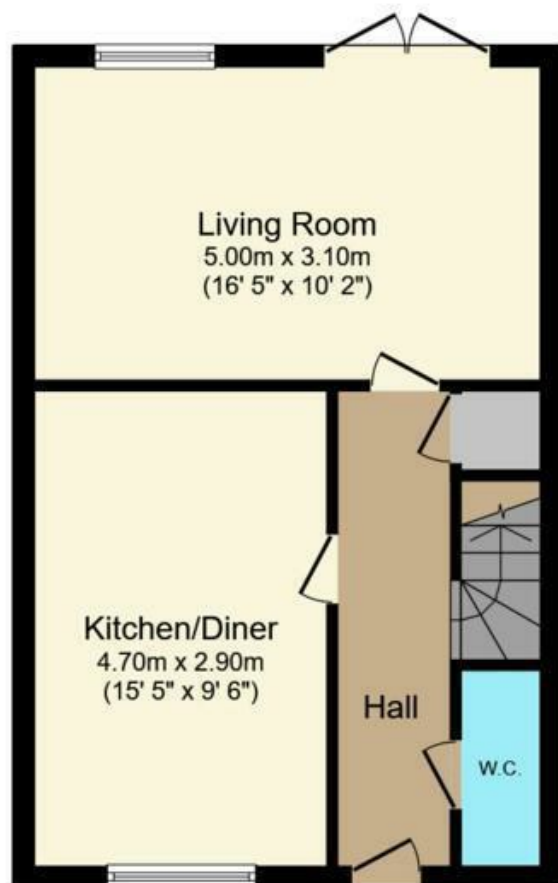
### **Outside**

The rear garden features a large patio area which leads to a laid lawn garden with a mixture of timber fence surround with rear gated access to the driveway.



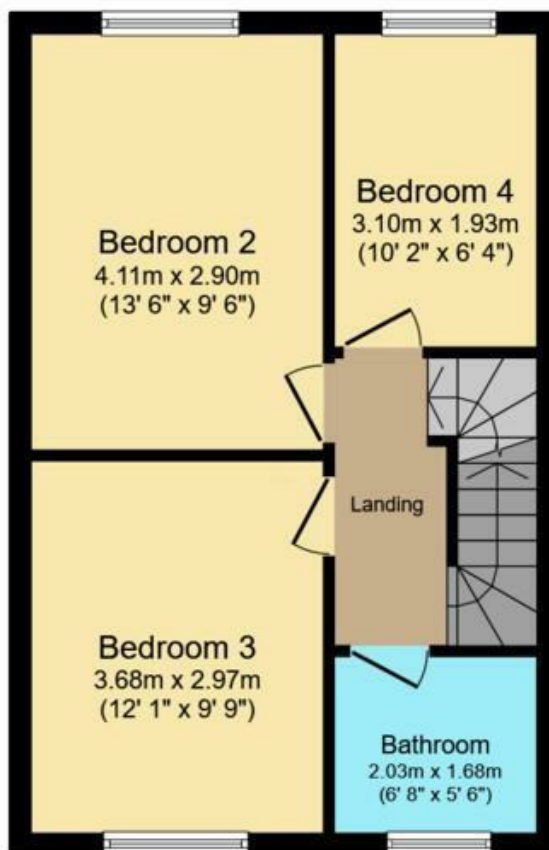






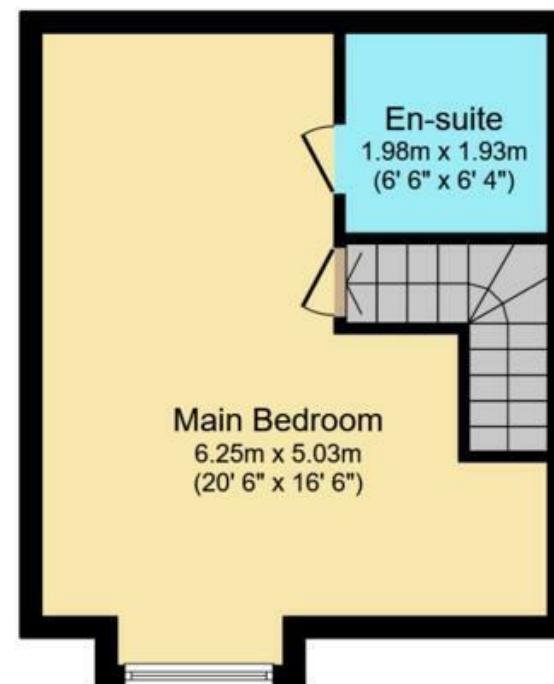
## Ground Floor

Floor area 39.5 m<sup>2</sup> (425 sq.ft.)



## First Floor

Floor area 39.5 m<sup>2</sup> (425 sq.ft.)



## Second Floor

Floor area 29.6 m<sup>2</sup> (319 sq.ft.)

**TOTAL: 108.7 m<sup>2</sup> (1,170 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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