



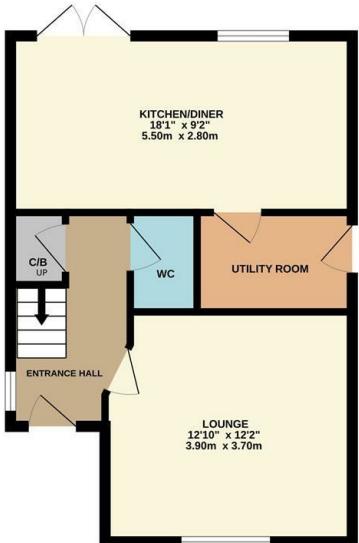
52 Bowman Road, Weldon, Corby NN17 3FF £335,000

Lucas Estate Agents are pleased to be offering this deceptively spacious 4 double bedroom detached property to the market with NO ONWARD CHAIN. Situated in a quiet cul-de-sac that's shared with only another 2 properties, this house comes with a larger, quiet plot and is perfect for a larger family. Walking into the front door you are welcomed into the roomy entrance hall with lounge immediately on your right. The lounge has space for multiple sofas and children's toys with views over the quiet frontage. Down the hallway you'll find the guest WC and opposite handy under stairs cupboard. Into the kitchen /diner you will find a spacious area for the whole family with plenty of room for a large dining table next to the French doors looking over the garden. The kitchen features built in fridge/freezer, dishwasher and washing machine and has been upgraded with an off white granite worktop. The utility room is great for extra storage and features space for a dryer and plenty of worktop room for kitchen gadgets. Upstairs to the first floor you will find 3 well proportioned bedrooms with bedroom 2 featuring an ensuite bathroom. The family bathroom serves bedroom 3+4 and has a built in bath with electric shower over alongside sink and toilet. On the top floor you will find the master suite which is a large bedroom with built in wardrobes across the whole of one side and a good sized shower ensuite. This room features a fantastic dormer window that brings in lots of natural light. Outside, the garden is made up of various parts with a large lawned area next to raised decking perfect for bbq-ing. Directly outside the house you will find a paved area perfect for alfresco dining that has a small picket fence around it. The single garage sits at the end of the tandem driveway with up and over door. There is parking for 2 cars next to the house with extra parking close by.

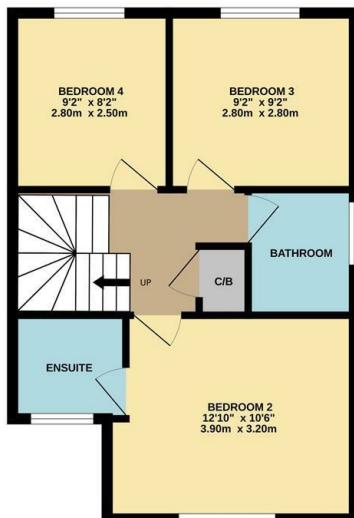
**Tenure: Freehold
Energy Rating: B
Council Tax Band: D**

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GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



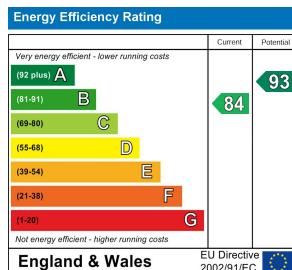
2ND FLOOR
245 sq.ft. (22.8 sq.m.) approx.



TOTAL FLOOR AREA : 1151 sq.ft. (106.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- 4 Bedroom Detached House
- NO ONWARD CHAIN
- 2 Ensuite Bedrooms
- Single Garage
- Large Garden
- Utility Room



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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