



36 Bowman Road, Weldon, Corby, Northamptonshire, NN17 3FF

## Offers in excess of £270,000

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. To the rear the garden features a large decking area which leads to a low maintenance gravelled garden with a mixture of timber fence and brick walled surround with rear gated access to the driveway. To the back is a driveway for multiple cars. Call now to book a viewing!!!

- NO 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

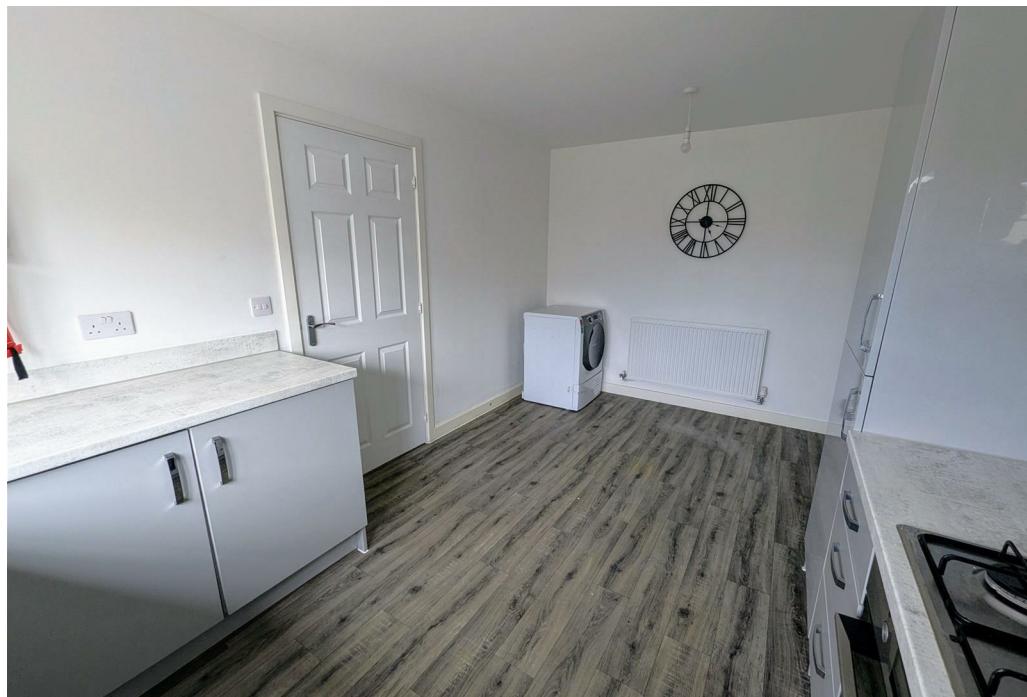
Featuring a two piece suite with a low level pedestal, low level wash hand basin, radiator, double glazed window to front elevation.

### 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, integrated fridge/freezer, space for washing machine, integrated 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,

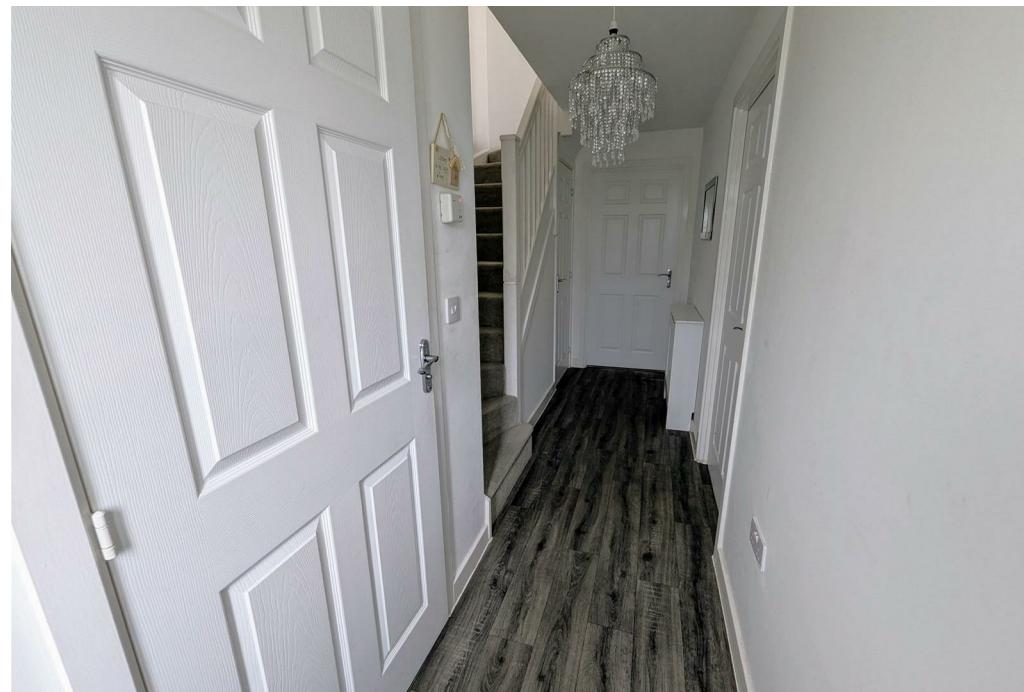
## First Floor Landing

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)

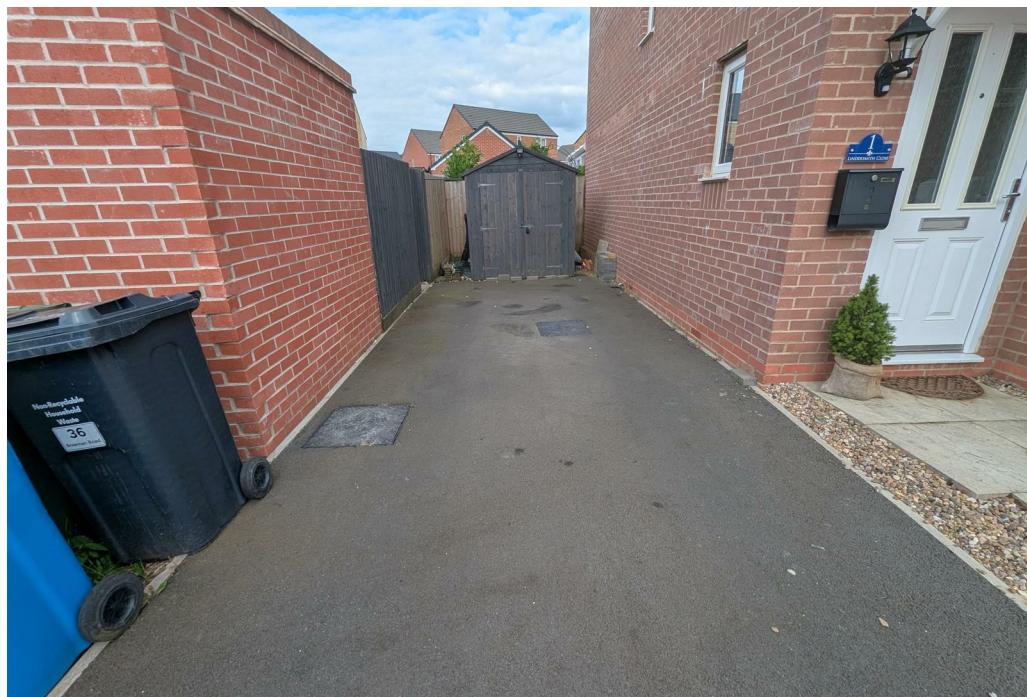
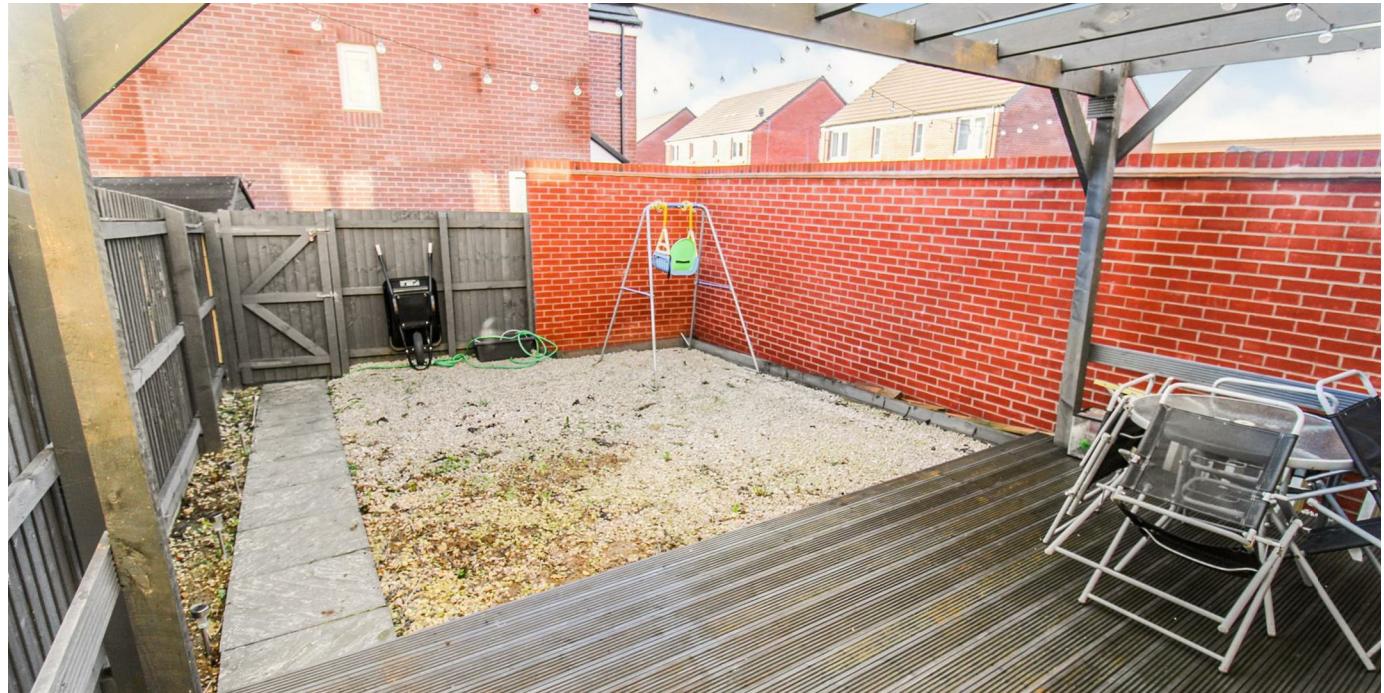
Velux window to the rear elevation, loft access, radiator, tv point, double glazed window to front, door to:

## 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

To the rear the garden features a large decking area which leads to a low maintenance gravelled garden with a mixture of timber fence and brick walled surround with rear gated access to the driveway.





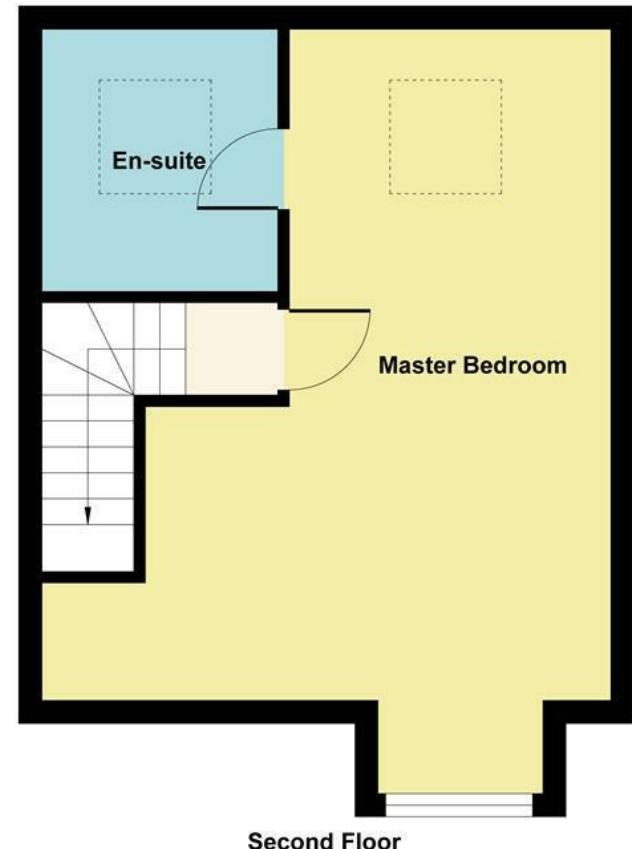


Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

To the back is a driveway for multiple cars

| Energy Efficiency Rating                    |   | Current                 | Potential   |
|---|---|-------------------------|---|
| Very energy efficient - lower running costs |   |                         |   |
| (92+)                                       | A | 95                      | 95  |
| (81-91)                                     | B | 85                      | 85  |
| (69-80)                                     | C |                         |   |
| (55-68)                                     | D |                         |   |
| (39-54)                                     | E |                         |   |
| (21-38)                                     | F |                         |   |
| (1-10)                                      | G |                         |   |
| Not energy efficient - higher running costs |   |                         |   |
| England & Wales                             |   | EU Directive 2002/91/EC |  |