



Bowman Road, Weldon, Corby

**STUART
CHARLES**
ESTATE AGENTS

£295,000

Offered FOR SALE is this FOUR bedroom THREE STOREY semi detached home located in the in Weldon Park area. Situated a short walk away from Weldon park academy, newly built shops, country walks and Weldon high street on your doorstep an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor 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 this level is devoted solely to the master bedroom and en suite with dual aspect windows providing a lot of natural light, built in wardrobes and a three piece en-suite shower room. Outside to the front a slate garden leads to the rear and gated pedestrian access to the garden, To the rear a patio area leads onto a low maintenance artificial laid lawn and to a raised decking area. Off road parking is located in front of the garage while further parking is located to the side for two more vehicles. Call now to view!!.

- FOUR BEDROOMS
- KITCHEN/DINER
- OFF ROAD PARKING FOR MULTIPLE VEHICLES AND GARAGE
- OFF ROAD PARKING FOR THREE VEHICLES AND GARAGE
- CLOSE TO NEWLY BUILT SHOPS
- FAMILY BATHROOM AND ENSUITE TO MASTER BEDROOM
- LOUNGE
- LOW MAINTENANCE FRONT GARDEN
- CLOSE TO PRIMARY AND SECONDARY SCHOOLS
- WALKING DISTANCE TO COUNTRY PARK AND HIGH STREET

Entrance Hall

Entered via a double glazed door, radiator, under stairs storage area, stairs rising to first floor landing, door to:

W.C

Fitted to comprise a two piece suite consisting of 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)

Fitted to comprise a range of base and eye level units with a one and half bowl sink, gas hob with extractor, electric oven, integrated fridge/freezer, integrated washing machine, integrated dishwasher, radiator, wall mounted boiler, double glazed window to front elevation, open to:







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 elevation, radiator.

Bedroom Three

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

Double glazed window to the rear elevation, radiator.





Bedroom Four

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

Double glazed window to the rear elevation, radiator.

Bathroom

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

2nd Floor

Stairs rising from ground floor, door to:





Master Bedroom

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, built in wardrobes, door to:

En-Suite

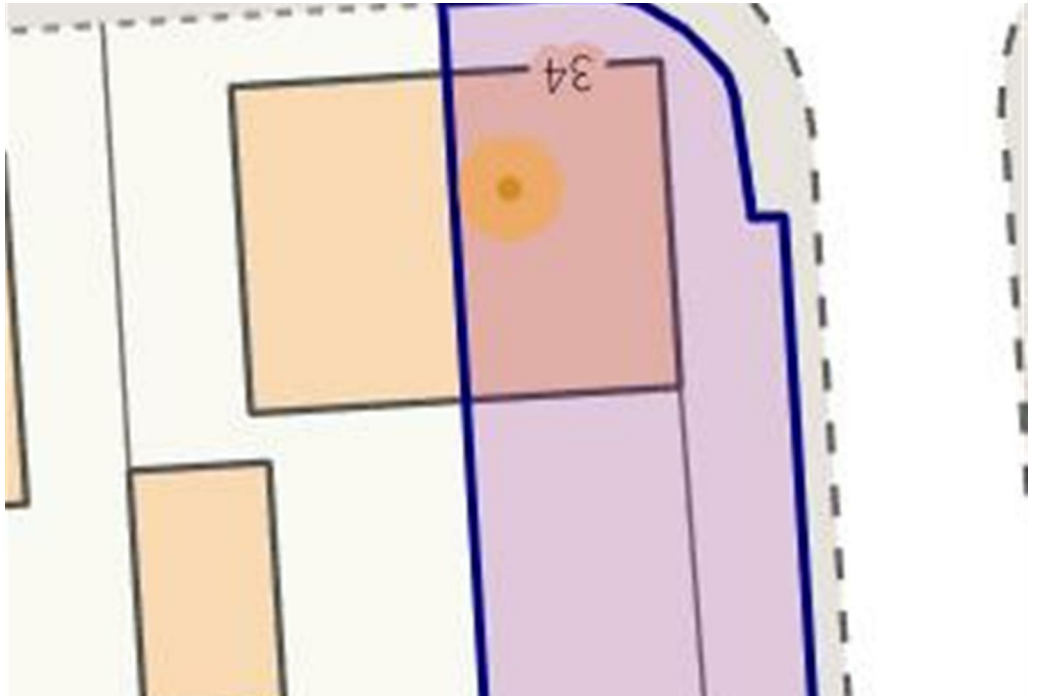
Fitted to comprise a three piece suite with a mains feed shower, low level pedestal, low level wash and basin, radiator, Velux window to rear.

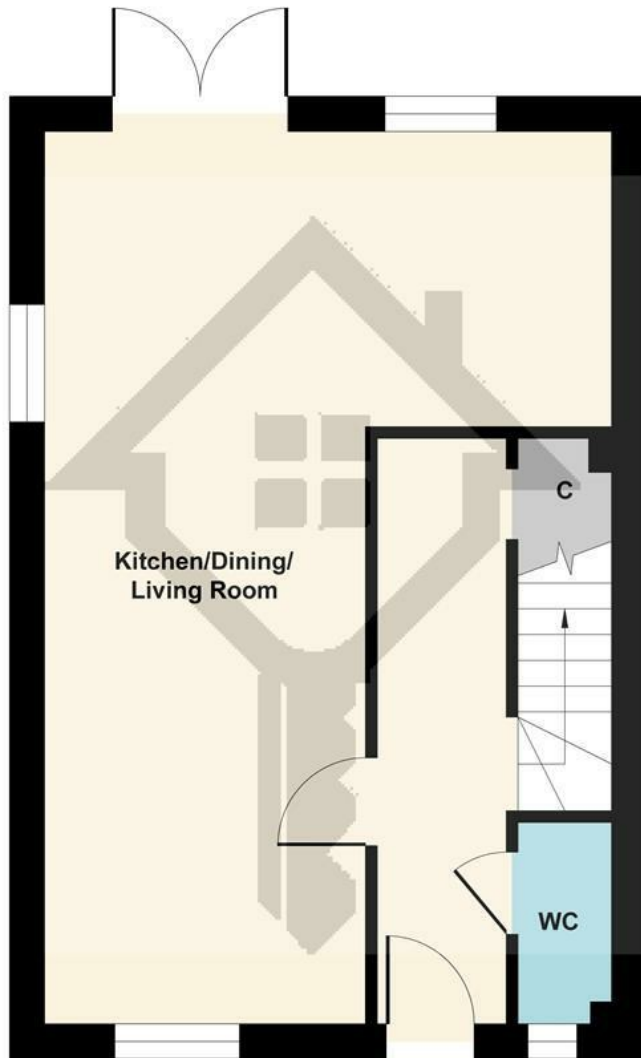
Outside

Front: A wrap around slate garden leads to the side parking, garage and pedestrian gate to the garden.

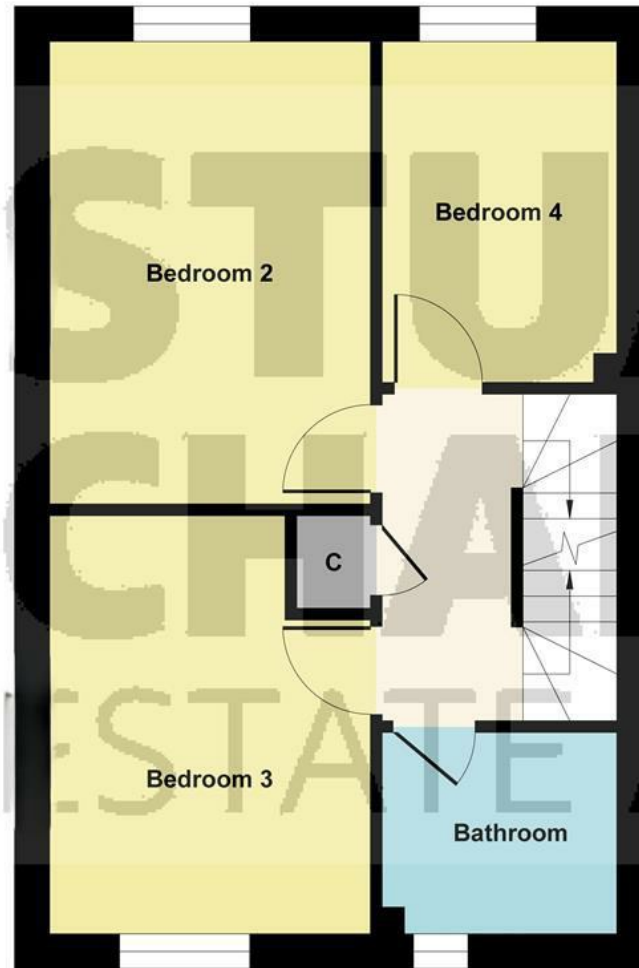
Rear: A patio area leads onto an artificial laid lawn



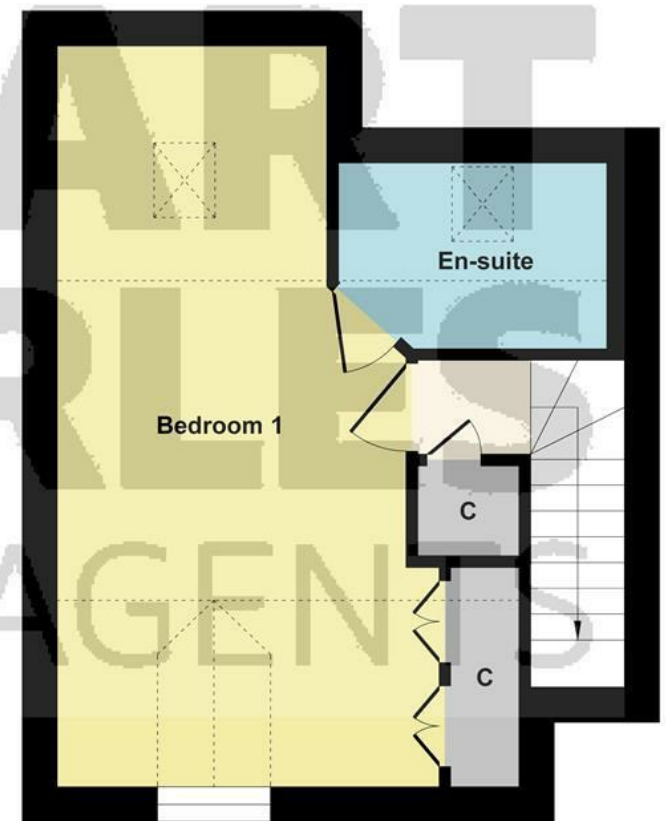




Ground Floor



First Floor



Second Floor



and to a raised decking area.

Side: Off road parking for two vehicles leads to the garage.

Garage: With up and over door, power and light connected. Off road parking located to the front.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92+ A		
81-91 B		
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		