



**STUART
CHARLES**
ESTATE AGENTS



Corby Road

Weldon, Corby, NN17 3HU

£475,000



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Entrance Hall

Entered via a double glazed door, underfloor heating, airing cupboard, doors to:

Kitchen/Breakfast Room

20'6 x 12'5 (6.25m x 3.78m)

Fitted to comprise a range of base and eye level units with a sink and drainer, electric, hob and extractor, electric oven, integrated fridge/freezer, integrated washing machine, integrated dishwasher, double glazed window to front elevation, double glazed door to side elevation, underfloor heating.

Lounge

17'6 x 13'6 (5.33m x 4.11m)

Double glazed French doors to rear elevation, underfloor heating.

Bedroom One

16'2 x 12'5 (4.93m x 3.78m)

Underfloor heating, double glazed French doors to rear elevation.

En-Suite

Fitted to comprise a three piece suite consisting of a mains feed shower, low level pedestal, low level wash hand basin, double glazed window to side elevation.

Bedroom Two

13'8 x 9'48 (4.17m x 2.74m)

Double glazed window to front elevation, under floor heating, built in wardrobes.

Bedroom Three/Study

11'4 x 9'48 (3.45m x 2.74m)

Double glazed window to side elevation, underfloor heating.

Bathroom

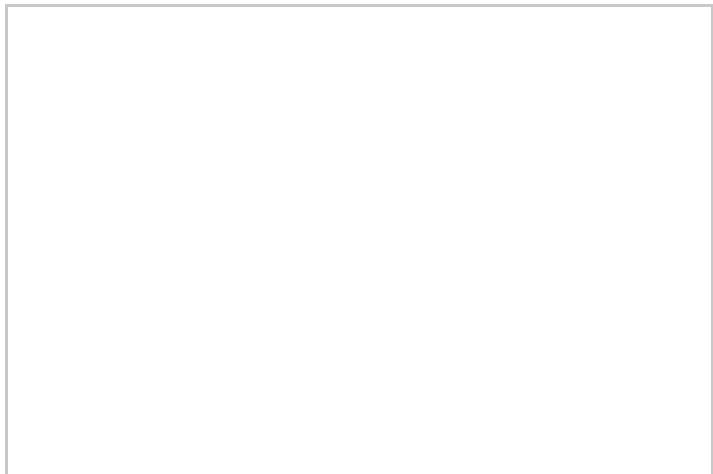
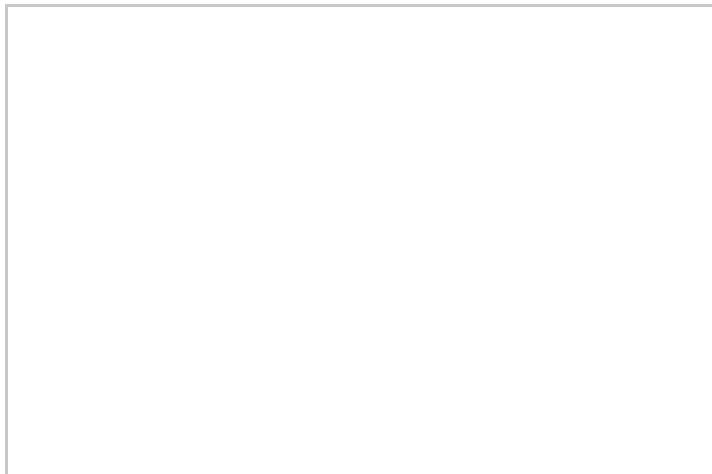
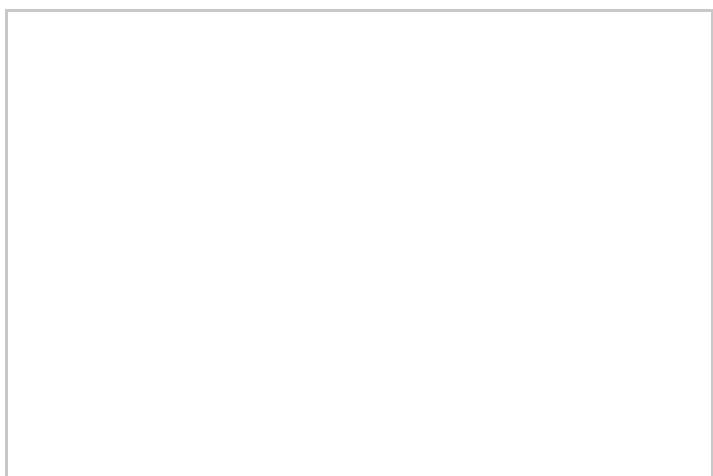
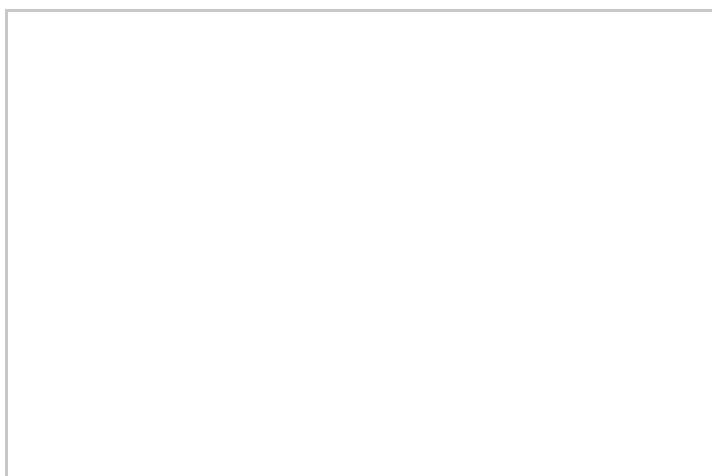
9'48 x 9'14 (2.74m x 2.74m)

Fitted to comprise a four piece suite consisting of a panel bath, separate shower cubicle, low level pedestal, low level wash hand basin, under floor heating, double glazed window to side elevation.

Outside

Front: A low maintenance driveway provides off road parking for multiple vehicles, gated access is provided to the side.

Rear: A low maintenance laid lawn is enclosed by timber fencing to all sides, gated access is provided to the front.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Ground Floor

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

Viewing

Please contact our Stuart Charles Estate Agents Office on 01536 234264 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.