



20 Hillside Crescent, Weldon, Corby, NN17 3HG



**STUART  
CHARLES**  
ESTATE AGENTS

**£319,995**

Stuart Charles are delighted to offer FOR SALE this THREE DOUBLE bedroom detached family home located in the popular village of Weldon. Situated next to Weldon Country Park and walking distance to the primary and secondary schools as well as the Weldon high street an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance porch, entrance hall, lounge, two double bedrooms with fitted wardrobes, a study room (formally a ground floor bathroom) and an open plan kitchen/diner. To the first floor is a four piece family bathroom and a large double bedroom with three piece en-suite shower room. Outside to the front a Laid lawn leads to a low maintenance patio area. To the rear a patio area leads up onto a laid lawn and to a raised decking area with a pedestrian door to the rear of the garage and gated access to the off road parking space and garage door. Call now to view!!.

- THREE DOUBLE BEDROOMS
- OFFICE ROOM ( FORMALLY THE GROUND FLOOR BATHROOM)
- EN-SUITE TO MASTER BEDROOM
- OFF ROAD PARKING ( VIA GATES ) AND GARAGE
- CLOSE TO PRIMARY AND SECONDARY SCHOOLS
- SEPARATE LOUNGE
- OPEN PLAN KITCHEN/DINER
- FOUR PIECE FAMILY BATHROOM
- LARGE REAR GARDEN
- WALKING DISTANCE TO WELDON COUNTRY PARK AND LOCAL SHOPS

### **Entrance Hall**

Entered via a double glazed door, radiator, double glazed door to:

### **Lounge**

14'0 x 11'08 (4.27m x 3.56m)  
Double glazed window to front elevation, radiator, tv point, telephone point.

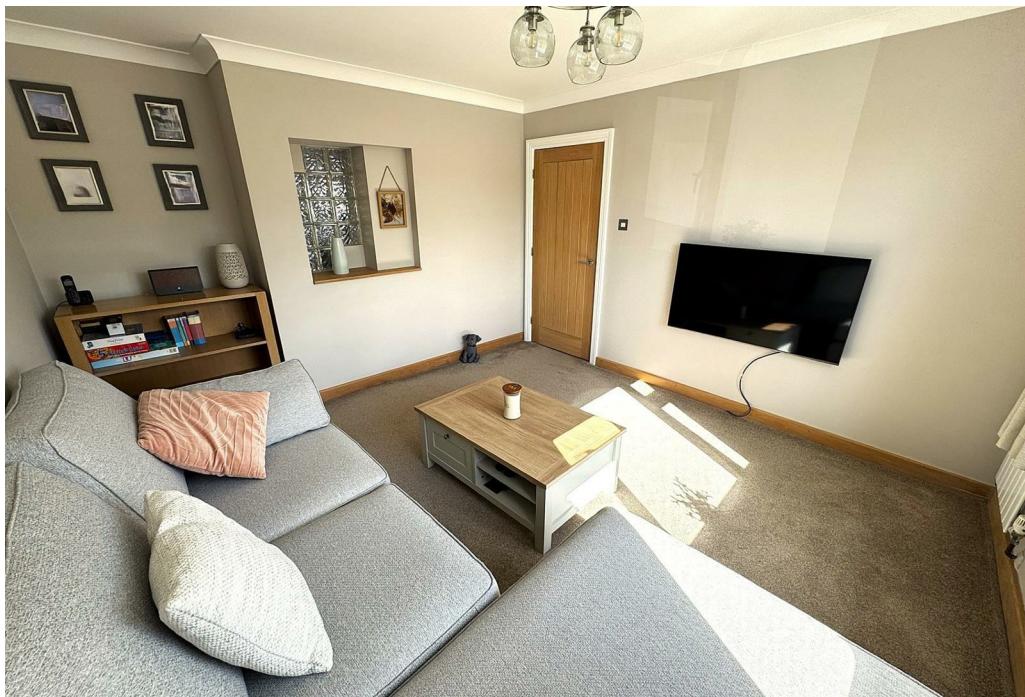
### **Bedroom One**

14'0 x 9'06 (4.27m x 2.90m)  
Double glazed window to front elevation, radiator, built in wardrobes.

### **Bedroom Three**

11'04 x 9'04 (3.45m x 2.84m)  
Double glazed window to rear elevation, radiator, built in wardrobe.





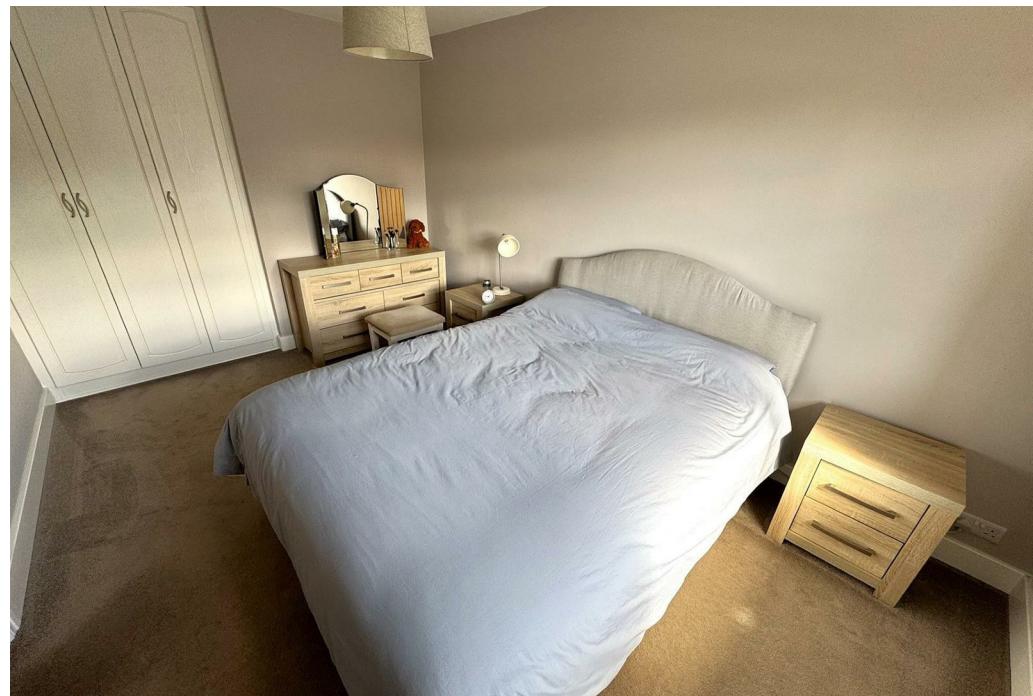


## Study Room

8'0 x 5'06 (2.44m x 1.68m)

Formerly the ground floor bathroom now being used as a study room but all plumbing is boxed in and can be returned to a bathroom or a W.C. Currently the room comprises a double glazed window to rear and a radiator.





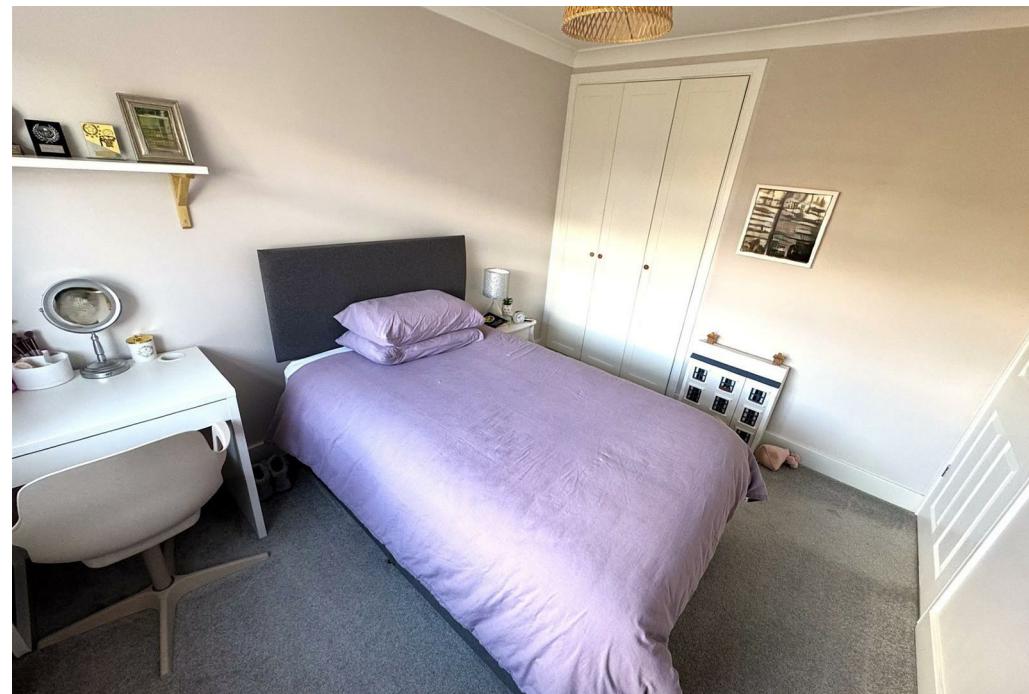
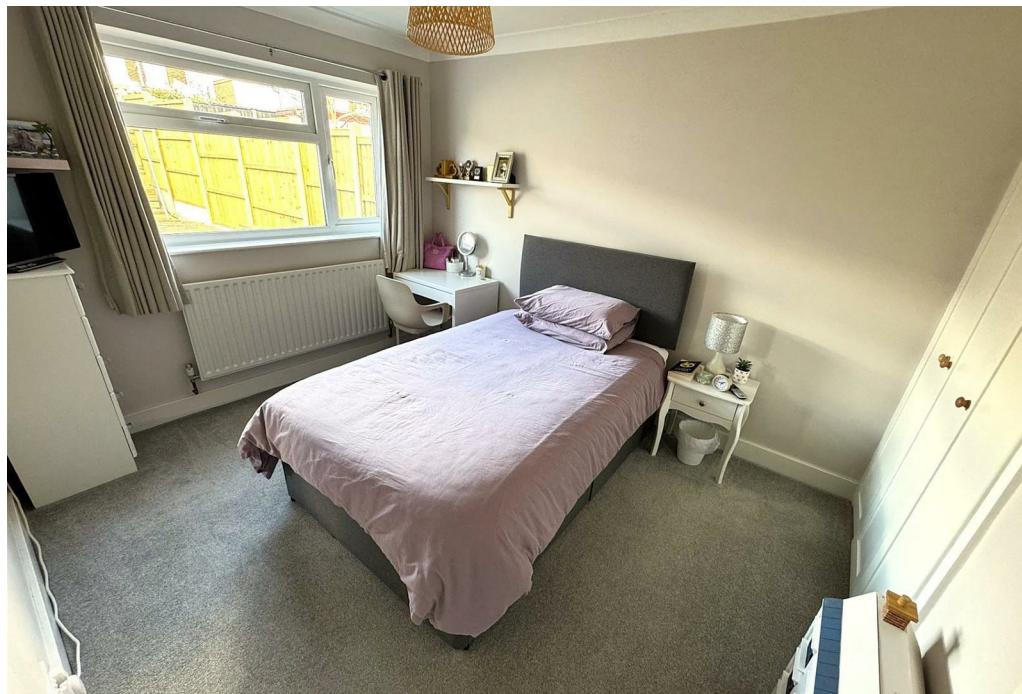
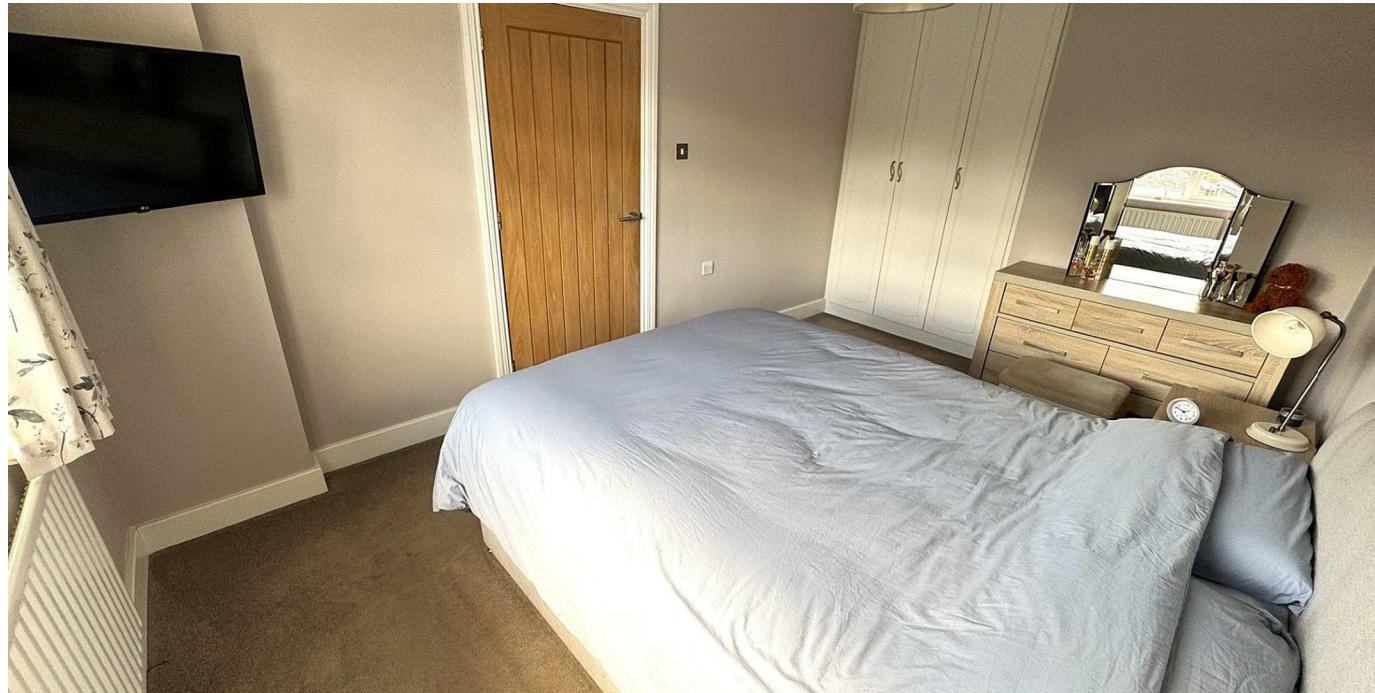
## Kitchen/Diner

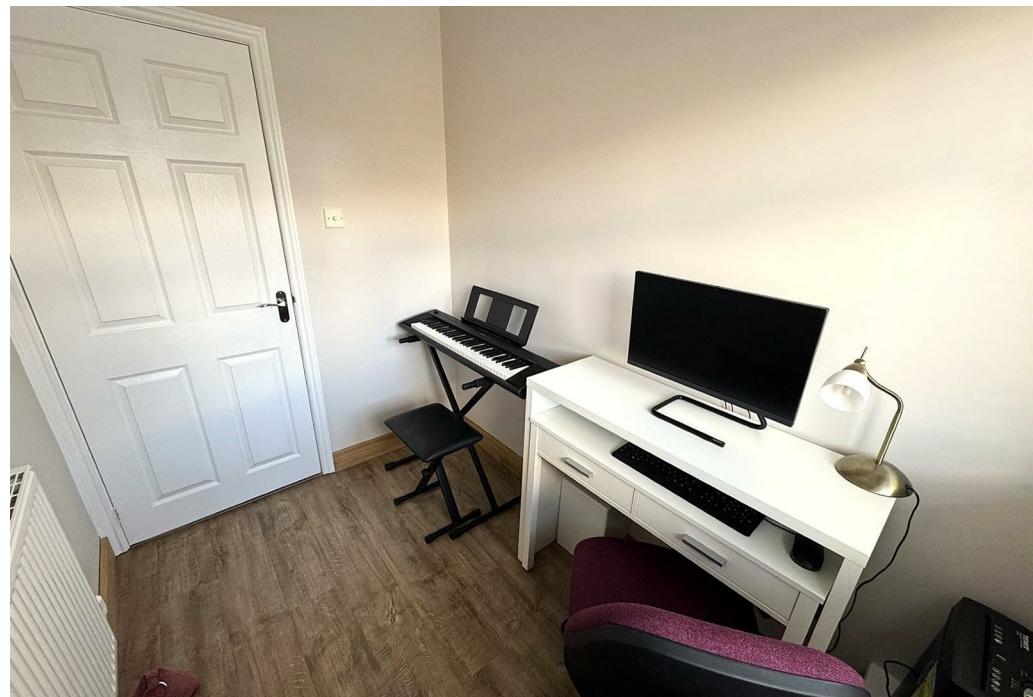
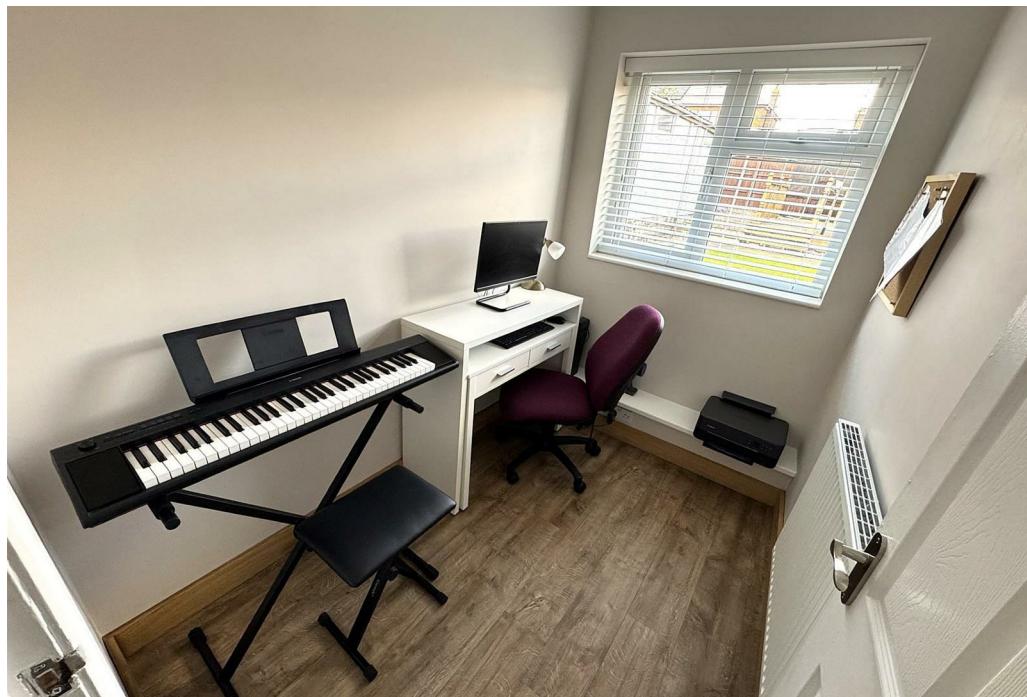
16'0 x 10'10 (4.88m x 3.30m)

Fitted to comprise a range of base and eye level units with a single sink and drainer, electric hob with extractor, double electric oven, space for free standing fridge/freezer, space for automatic washing machine, space for tumble dryer, radiator, pantry cupboard, double glazed window to side elevation, double glazed window and door to rear elevation.

## First Floor Landing

Stairs rising from ground floor, door to loft storage area, doors to:





## Bathroom

13'02 x 9'06 (4.01m x 2.90m)

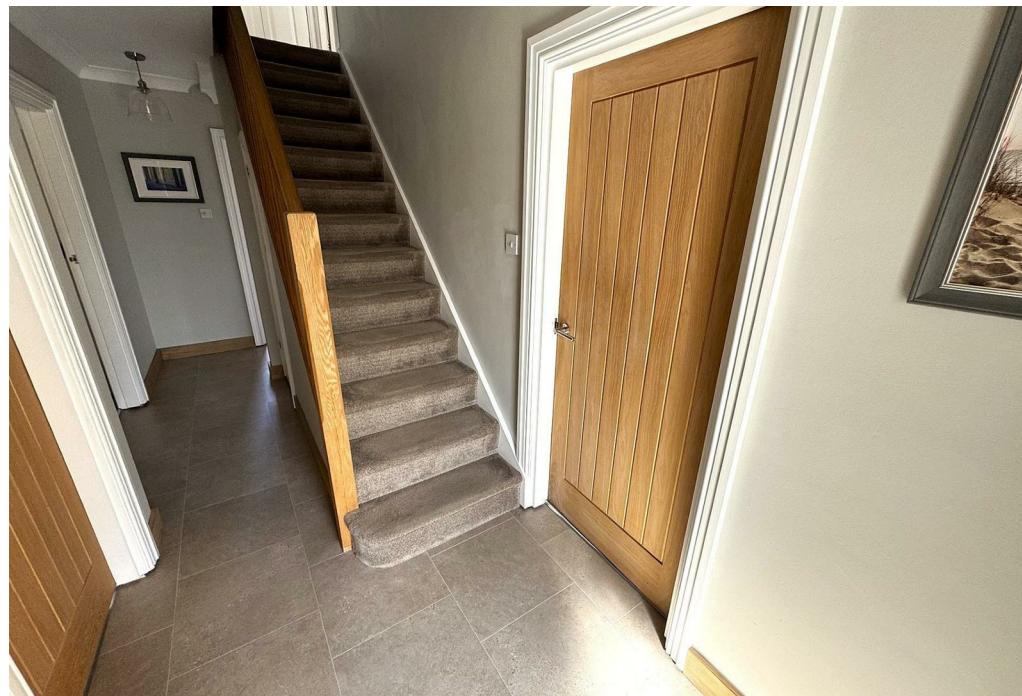
Fitted to comprise a four piece suite consisting of a corner bath, double shower cubicle, low level wash hand basin, low level pedestal, two radiators, double glazed Velux window to front elevation, loft access, ceiling spotlights.



## Bedroom Two

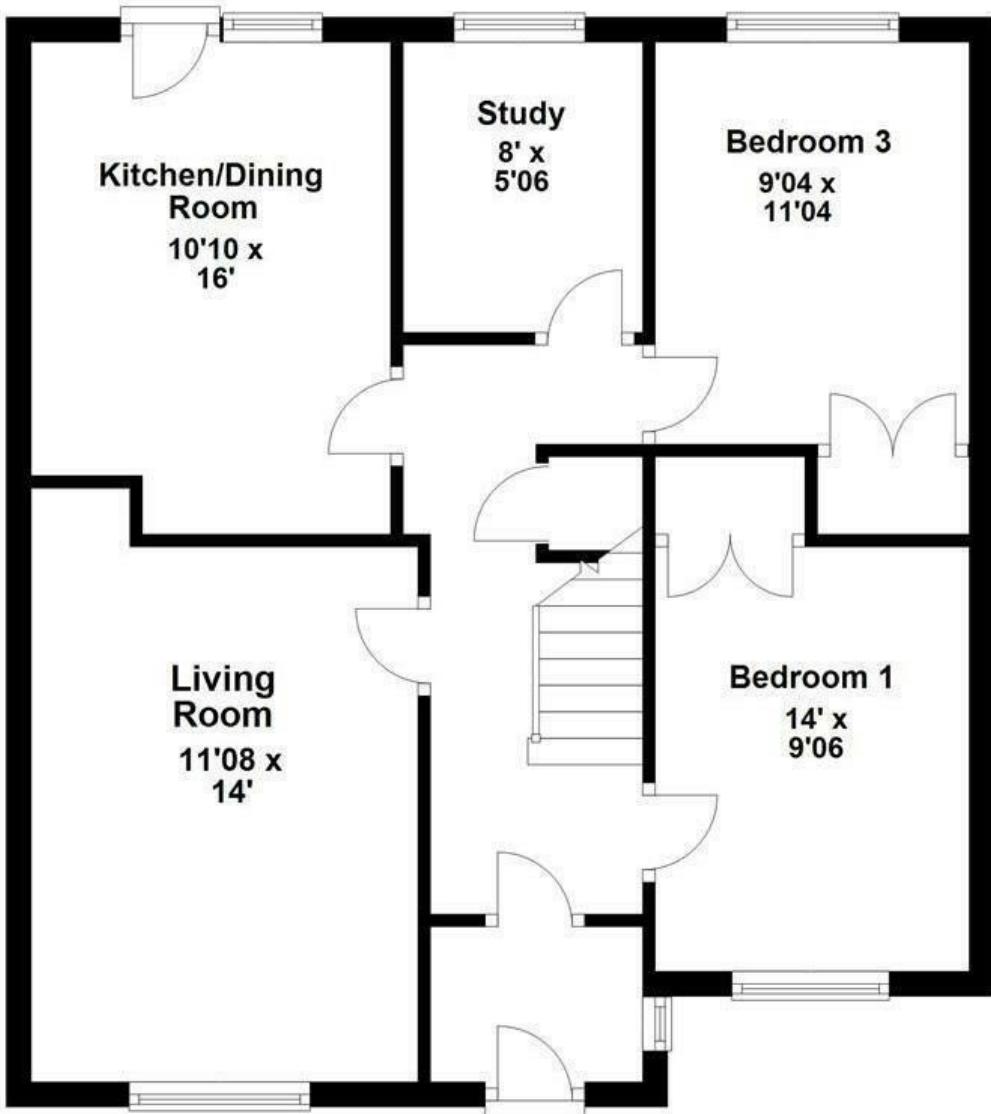
16'06 x 9'10 (5.03m x 3.00m)

Double glazed window to front elevation, radiator, tv point, two built in storage cupboards, door to:

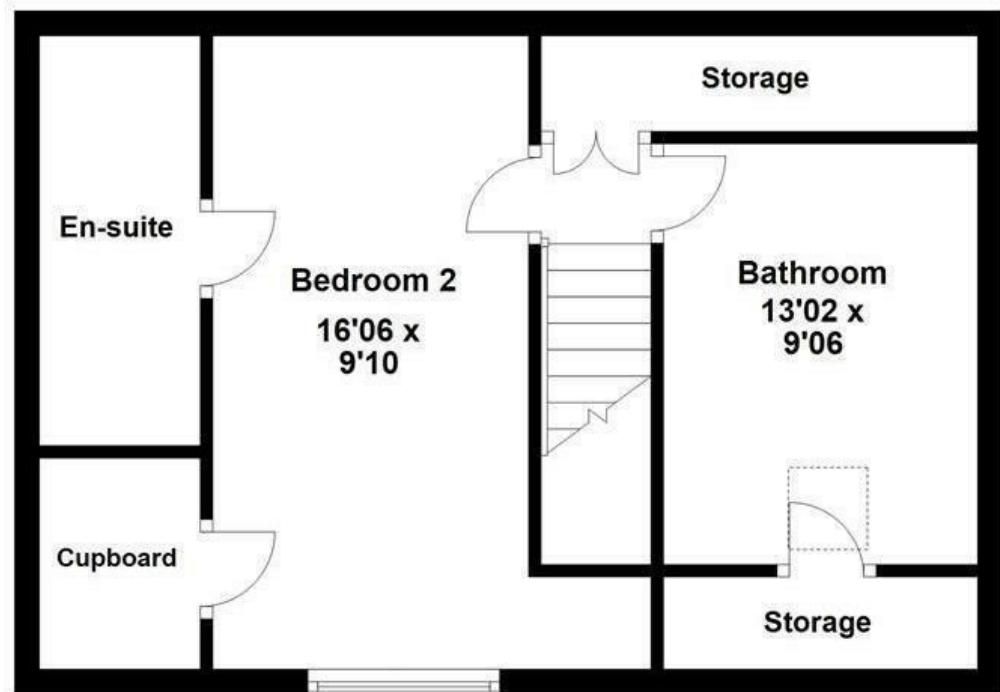




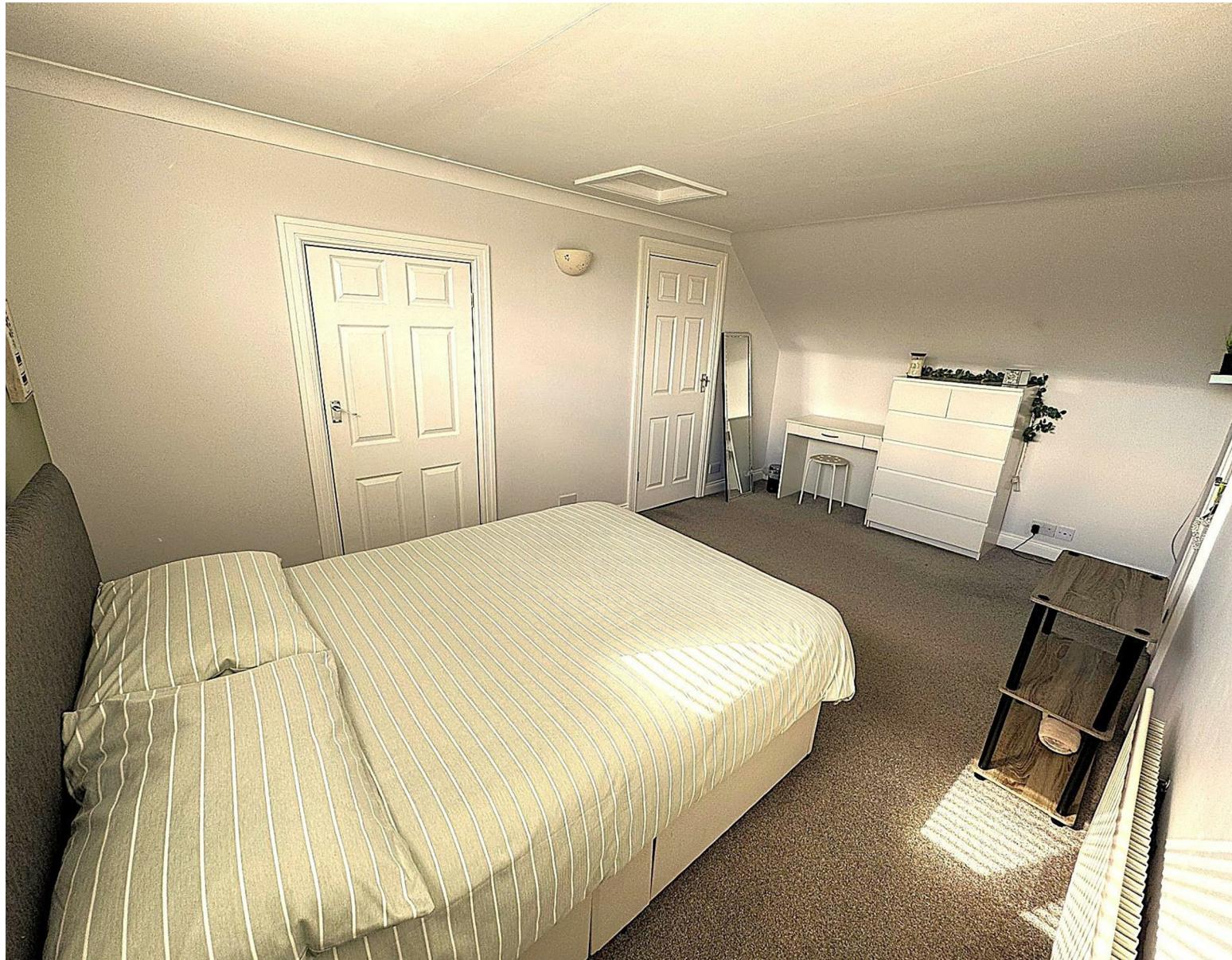
## Ground Floor



## First Floor



Floor plan not to scale - for guidance purposes only.



### En-Suite

Fitted to comprise a three piece suite consisting of a electric feed double shower unit, low level pedestal, low level wash hand basin, radiator, extractor fan.

### Outside

Front: A laid lawn is enclosed by low level brick walls with established flower borders and gated access to the rear.

Rear: A large L shaped patio area leads up onto a laid lawn and to a raised decking area, the entire garden is enclosed by timber fencing to all sides. Gated access leads to the garage.

Garage: With twin opening doors to the front, double glazed pedestrian door to the rear.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	