



28 Menzel Road, Weldon, Corby, NN17 3FL



**STUART  
CHARLES**  
ESTATE AGENTS



# £245,000

Stuart Charles are delighted to offer for sale this three bedroom semi detached home located in the Weldon park area of Corby. 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 an entrance hall, guest W.C, lounge and kitchen/diner. To the first floor are three bedrooms and a three piece family bathroom, the main bedroom also benefits from an three piece en-suite. Outside to the front off road parking is provided for two vehicles while to the rear there is a patio area leading to laid lawn with garden shed, all enclosed by timber fence surround. Call now to view!!.

- DRIVEWAY FOR TWO PARKING SPACES
- STATE OF THE ART SECONDARY SCHOOL WITHIN WALKING DISTANCE
- INTEGRATED APPLIANCES
- SOLAR PANALS
- EN-SUITE
- WELL PRESENTED THROUGHOUT
- STILL HAS NHBC WARRANTY REMAINING
- ELECTRIC CHARGING PORT

## Entrance Hall

Entered via a double glazed door, radiator, stairs rising to first floor landing, doors to:

## Lounge

14'06 11'08 (4.42m 3.56m)

Double glazed window to front elevation, radiator, tv point, telephone point, under stairs storage, door to:

## Kitchen/Diner

15'06 x 8'07 (4.72m x 2.62m)

Featuring a range of base and eye level units with a one and a half bowl sink and drainer, gas hob with electric oven and extractor, integrated for dishwasher, integrated fridge/freezer, radiator, wall mounted combi boiler, double glazed window to rear, double glazed French doors to rear elevation.













### Guest WC

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

### Landing

Loft access, storage cupboard, doors to:

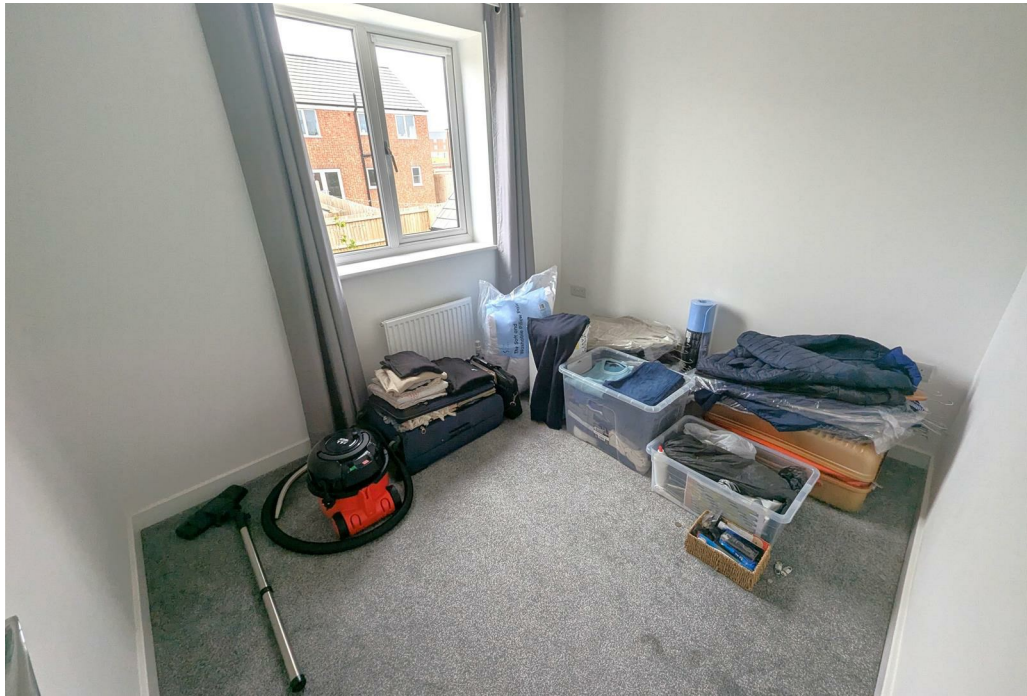
### Bedroom One

11'00 x 9'02 (3.35m x 2.79m)

Double glazed window to front elevation, tv point, radiator, built in wardrobe.









### **En-suite**

6'07 x 6'00 (2.01m x 1.83m)

Featuring a three piece suite with a shower cubicle with mains feed shower, low level wash hand basin and low level pedestal, extractor fan, double glazed window to front elevation, radiator.

### **Bedroom Two**

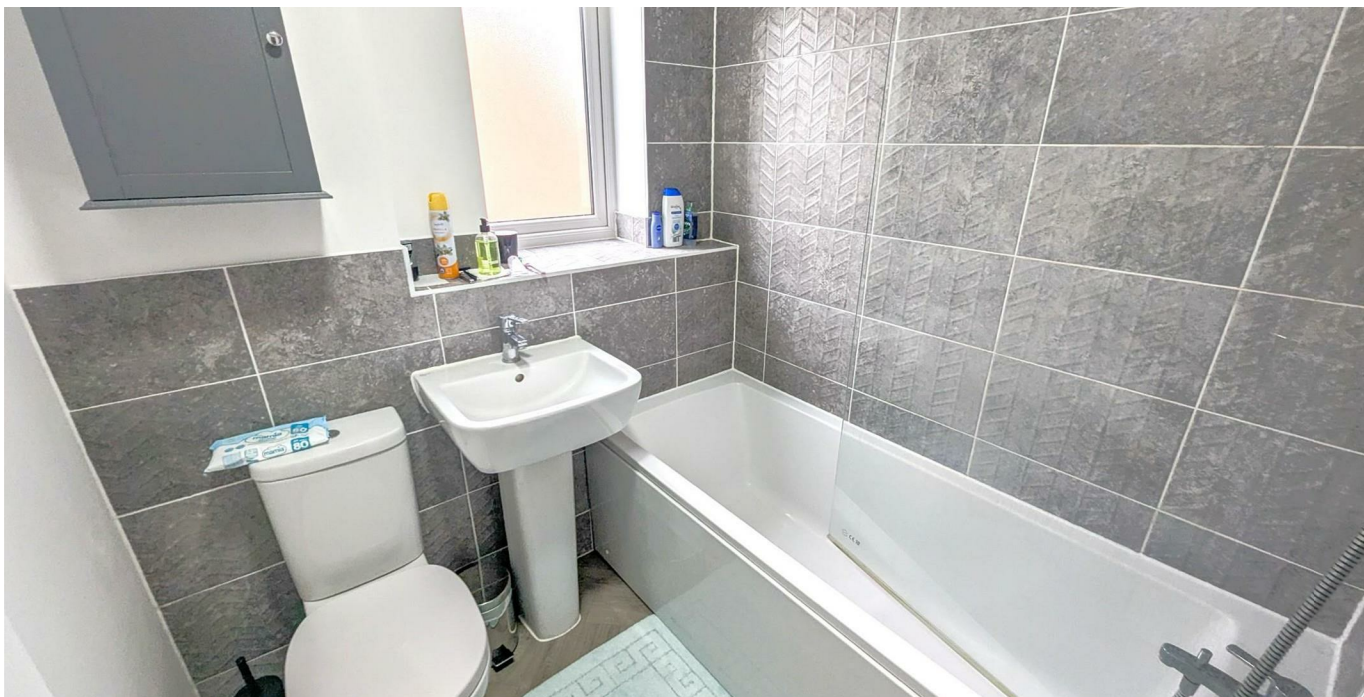
8'10 x 8'07 (2.69m x 2.62m)

Double glazed windows to rear, radiator.

### **Bedroom Three**

8'07 x 6'07 (2.62m x 2.01m)

Double glazed windows to rear, radiator.









## **Bathroom**

7'01 x 5'04 (2.16m x 1.63m)

Featuring a three piece white suite with a panel bath and mains feed shower over, low level wash hand basin, low level pedestal, radiator, double glazed window to side elevation.

## **Outside**

To the rear there is a patio area leading to laid lawn with garden shed, all enclosed by timber fence surround, there is also a side gate for access to the front.

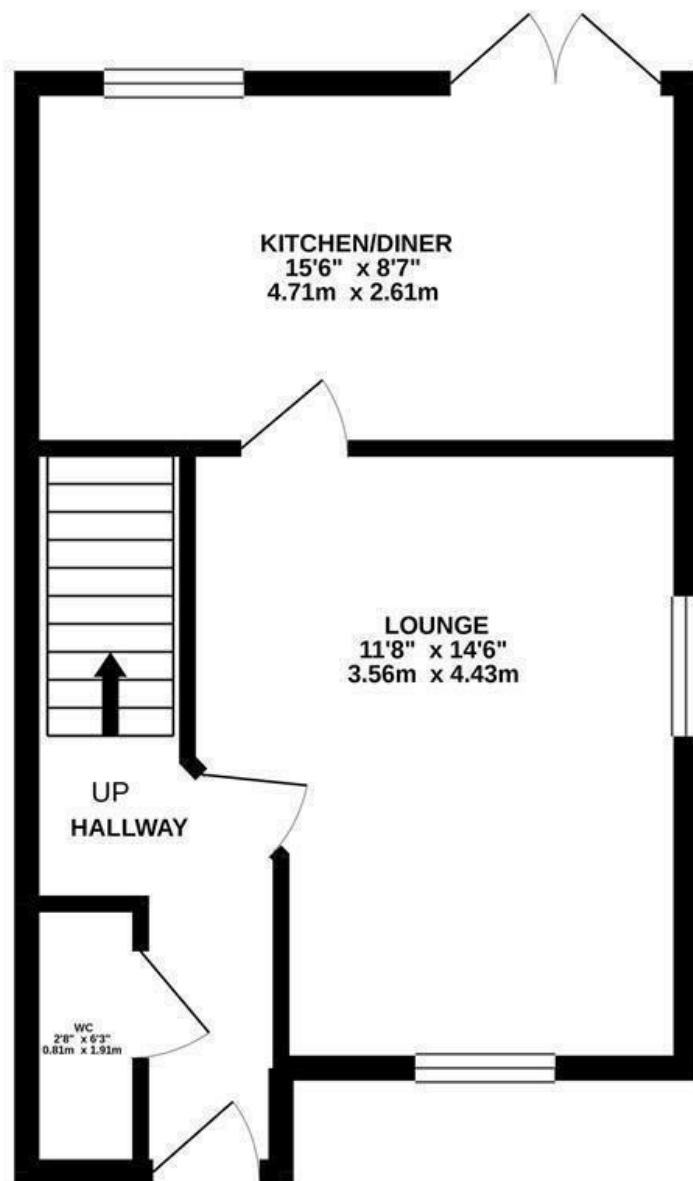
To the front you will find two allocated parking spaces.







**GROUND FLOOR**  
372 sq.ft. (34.5 sq.m.) approx.



**1ST FLOOR**  
357 sq.ft. (33.2 sq.m.) approx.

