



10 Chapel Road, Weldon, Corby, NN17 3HP

£450,000

Stuart Charles is delighted to offer for sale this three bedroom stone cottage situated in the peaceful village of Weldon. Situated within walking distance to a range of amenities and Weldon park an early viewing is recommended to avoid missing out on this home. To the ground floor there is an entrance porch that leads to a sitting room, complete with a feature log burner, perfect for those chilly evenings. The spacious living room boasts a stunning stone fireplace and double doors that open into a bright conservatory, ideal for use as a home office or a tranquil retreat. The kitchen/breakfast room has a range-style cooker and a convenient utility room that connects to a WC. The dining room, provides an excellent space for entertaining. Upstairs, you will find three generously sized double bedrooms, each offering ample storage with fitted wardrobes. The main bedroom benefits from refitted en-suite shower room. The family bathroom has been thoughtfully remodelled, with a stunning four-piece suite that includes a free-standing bath and a separate shower cubicle. Outside, to the front a gravelled frontage that provides off-road parking for multiple vehicles. The enclosed rear garden is a delightful space for relaxation and entertainment, featuring a paved area complete with a fully functioning bar, as well as a lawned garden adorned with raised flower beds.

- LARGE DRIVE-WAY
- EN-SUITE TO THE MASTER
- DOWNSTAIRS GUEST WC
- TWO LOG BURNERS
- WALKING DISTANCE TO SHOPS AND PUBS
- THREE DOUBLE BEDROOMS
- UTILITY ROOM
- LANDSCAPED GARDEN WITH BAR
- NEW COMBI BOILER
- CLOSE TO LOCAL SCHOOLS

Entrance Hall

Entered via a single glazed door to front elevation, radiator, double glazed window to front elevation:

Sitting Room

15'2 11'2 (4.62m 3.40m)

Under stairs storage, log burner, karndean flooring, stairs raising to the first floor landing.

Lounge

15'2 x 12'8 (4.62m x 3.86m)

Radiator, tv point, double glazed window to front and side elevation, karndean flooring, log burner with feature surround, door to:

Conservatory

12'4 x 8'9 (3.76m x 2.67m)

Of stone construction with double glazed windows to rear and side elevation, double glazed French doors







to rear elevation, radiator, Karndean flooring.

Dining Room

13'5 x 6'10 (4.09m x 2.08m)

Double-glazed windows to rear and side elevation, radiator.

Kitchen

16'4 x 10'10 (4.98m x 3.30m)

Featuring a range of base and eye level units with a farmhouse sink, range cooker, integrated dishwasher, double-glazed window to front elevation.





Utility Room

6'9 x 6'4 (2.06m x 1.93m)

Fitted with base and eye level units, space for white goods, door to:

Guest WC

Featuring a low level pedestal, double glazed window to rear elevation.

Bedroom One

14'6 x 11'6 (4.42m x 3.51m)

Double glazed window to front elevation, radiator.





En-Suite

7'10 x 7' (2.39m x 2.13m)

Featuring a three piece suite with walk in double cubicle with mains feed shower, low level wash hand basin, low level pedestal, radiator, extractor fan, electric shaver point, double glazed window to rear elevation.

Bedroom Two

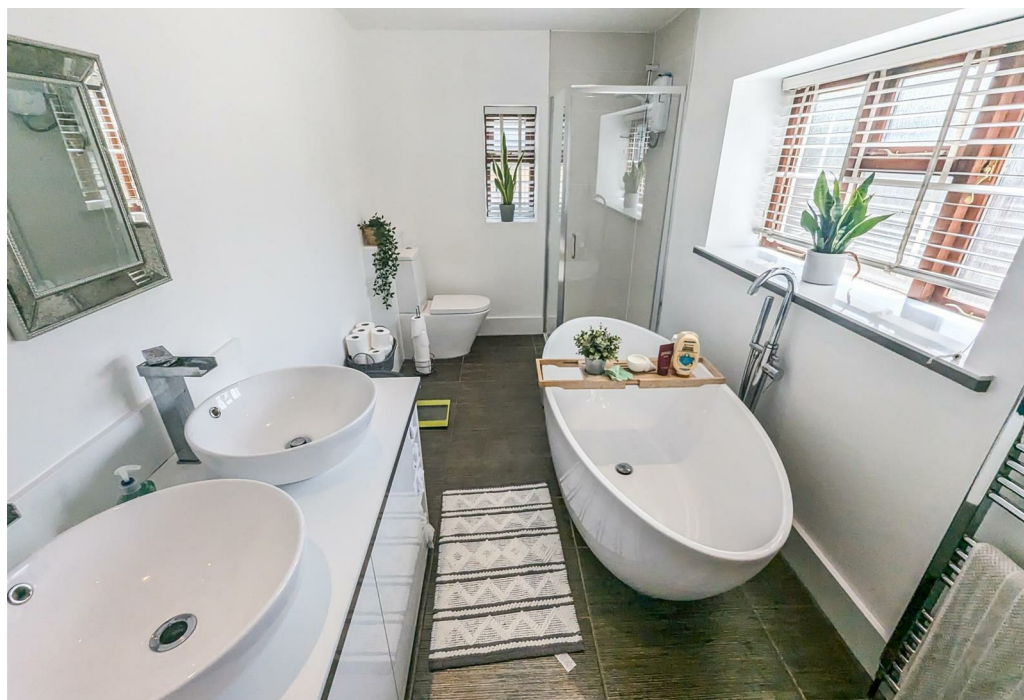
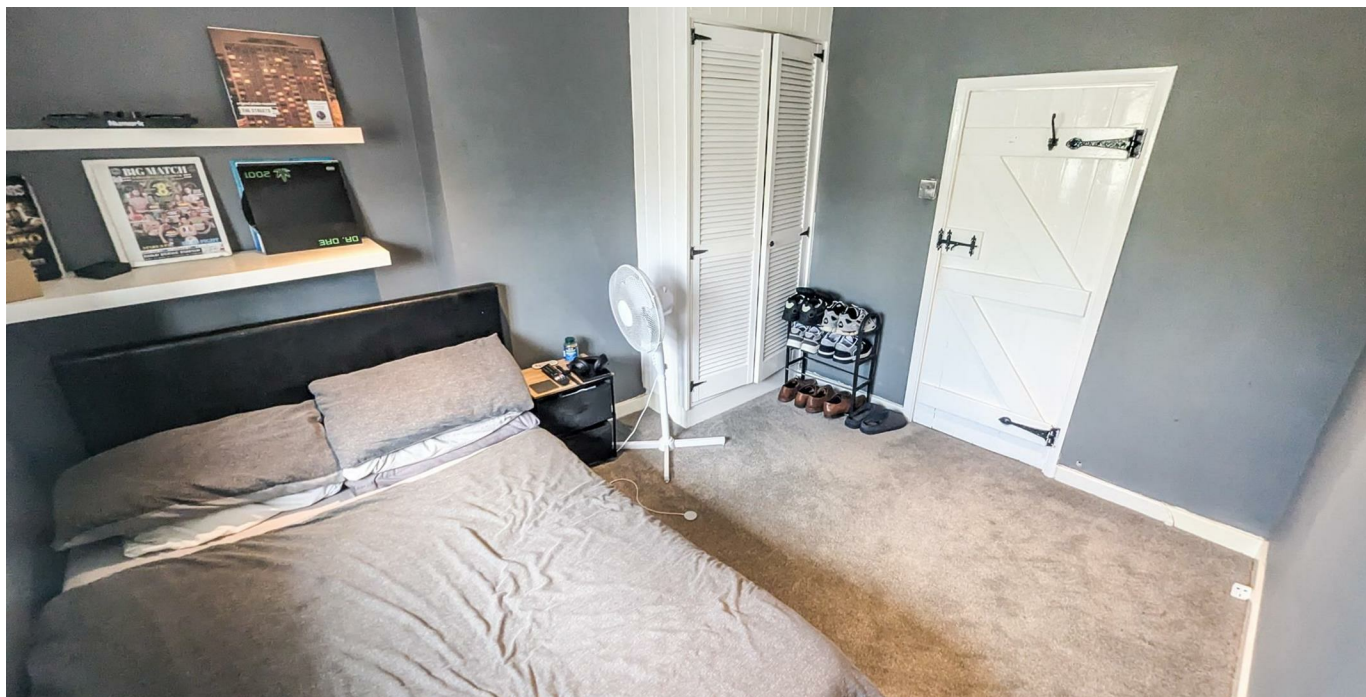
14'6 x 12'8 (4.42m x 3.86m)

Double glazed window to front elevation, radiator.

Bedroom Three

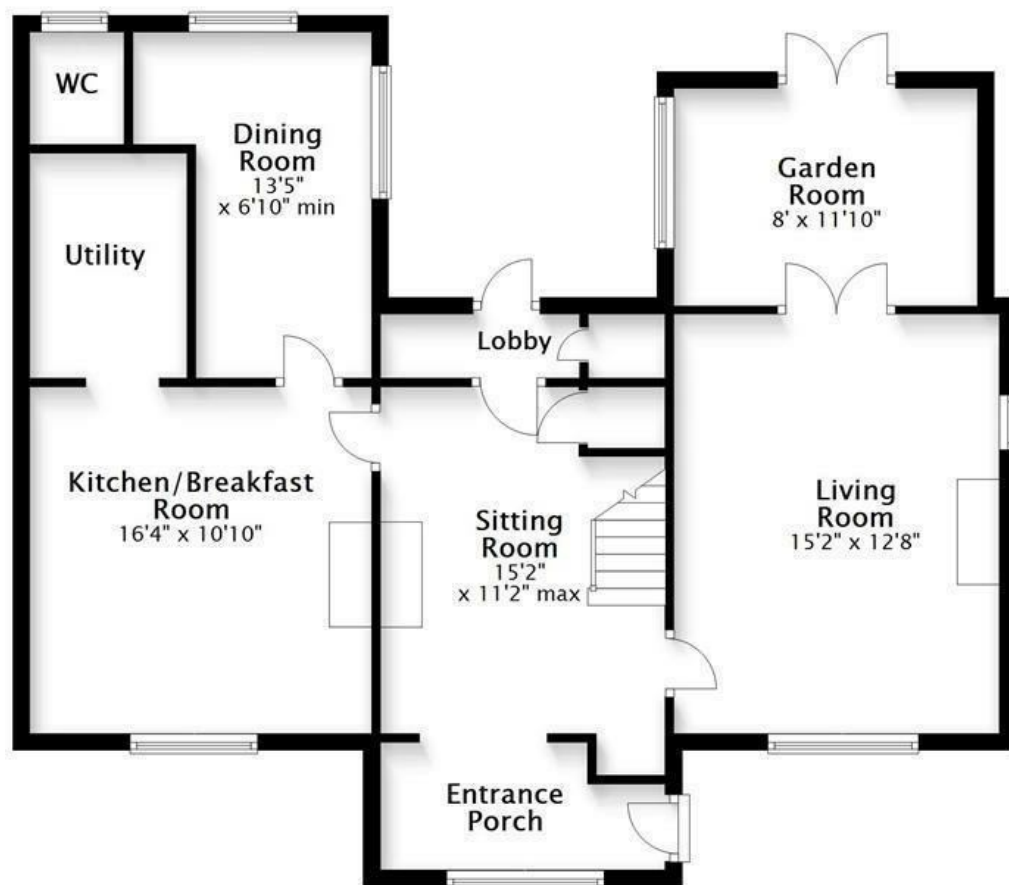
11' x 9'10 (3.35m x 3.00m)

Double glazed window to front elevation, radiator, two built in wardrobes, airing cupboard.

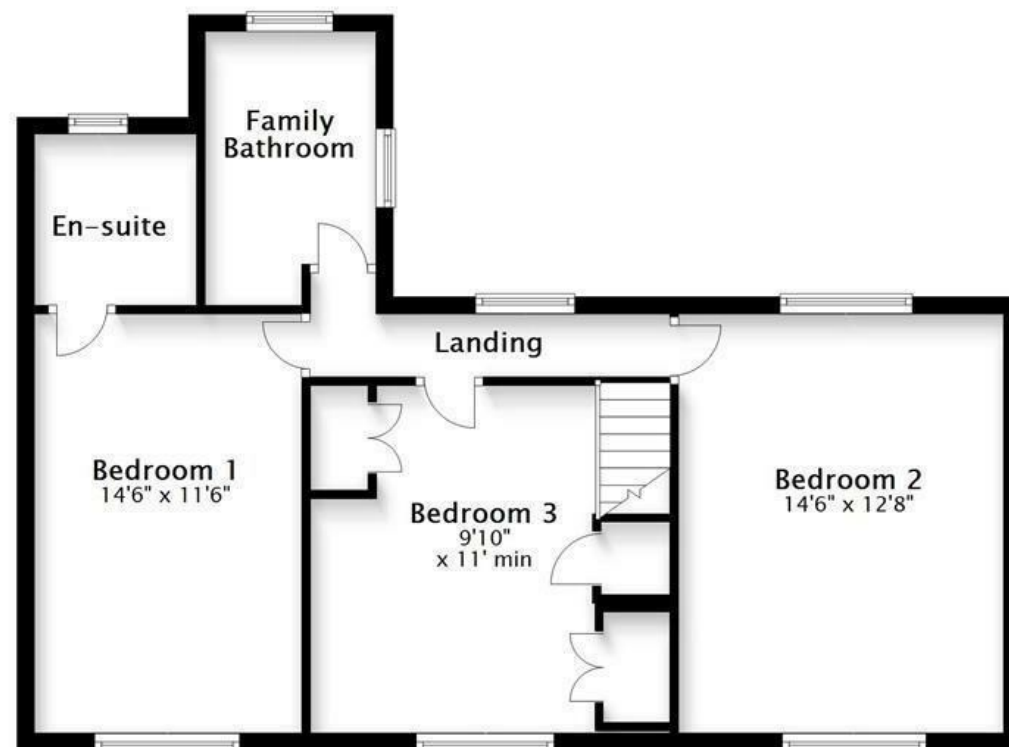




Ground Floor
Approx. 910.9 sq. feet



First Floor
Approx. 738.2 sq. feet



Total area: approx. 1649.2 sq. feet



Bathroom

13'1 x 6'8 (3.99m x 2.03m)

Fitted to comprise a five piece suite consisting of a free standing bath, shower cubicle, low level pedestal, two low level wash hand basin with vanity units, radiator, double glazed window to rear elevation.

Outside

To the front a gravelled frontage that provides off-road parking for multiple vehicles.

The enclosed rear garden is a delightful space for relaxation and entertainment, featuring a paved area complete with a fully functioning bar, as well as a lawned garden adorned with raised flower beds

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			
England & Wales		EU Directive 2002/91/EC	