



5 Bramblewood Road, Weldon, Corby, NN17 3ED



# £300,000

Stuart Charles are delighted to offer for sale this deceptively spacious three bedroom detached family home located in the picturesque village of Weldon. Situated walking distance from a host of amenities an early viewing is recommended to avoid missing out on this home. The accommodation to the ground floor comprises of a large entrance hall, guest W.c, Bay fronted lounge, large kitchen/diner, utility room and conservatory. To the first floor are three well proportioned rooms and a three piece family bathroom, the master bedroom also benefits from a three piece en-suite. Outside to the front a driveway provides off road parking for multiple vehicles and leads to a garage. To the rear an extended patio area leads onto a laid lawn and is enclosed by timber fencing and mature shrubs providing a great degree of privacy. Call now to view!!

- NO CHAIN
- CONSERVATORY
- MASTER BEDROOM WITH EN-SUITE
- WALKING DISTANCE TO PRIMARY SCHOOLS
- NEAR MAIN BUS LINK
- LARGE KITCHEN/DINER WITH UTILITY ROOM
- THREE GOOD SIZED BEDROOMS
- OFF ROAD PARKING AND GARAGE
- CLOSE TO LOCAL SHOPS
- BAY FRONTED LOUNGE

## Entrance Hall

Entered via a solid Oak partially double glazed door, radiator, under stairs storage, doors to:

## Guest W.C

Fitted to comprise a two piece white suite consisting of a low level pedestal, low level wash hand basin, radiator, double glazed window to front elevation.

## Lounge

12'87 x 11'7 (3.66m x 3.53m)

Double glazed Bow window to the front elevation, tv point, telephone point, radiator.

## Kitchen/Diner

20'29 x 8'4 (6.10m x 2.54m)

Fitted to comprise a range of base and eye level units with a one and a half bowl steel sink and drainer, gas hob with extractor, double electric oven,













space for automatic dishwasher, space for tumble dryer, radiator, double glazed window to rear elevation, double glazed patio door to rear elevation.

### Utility

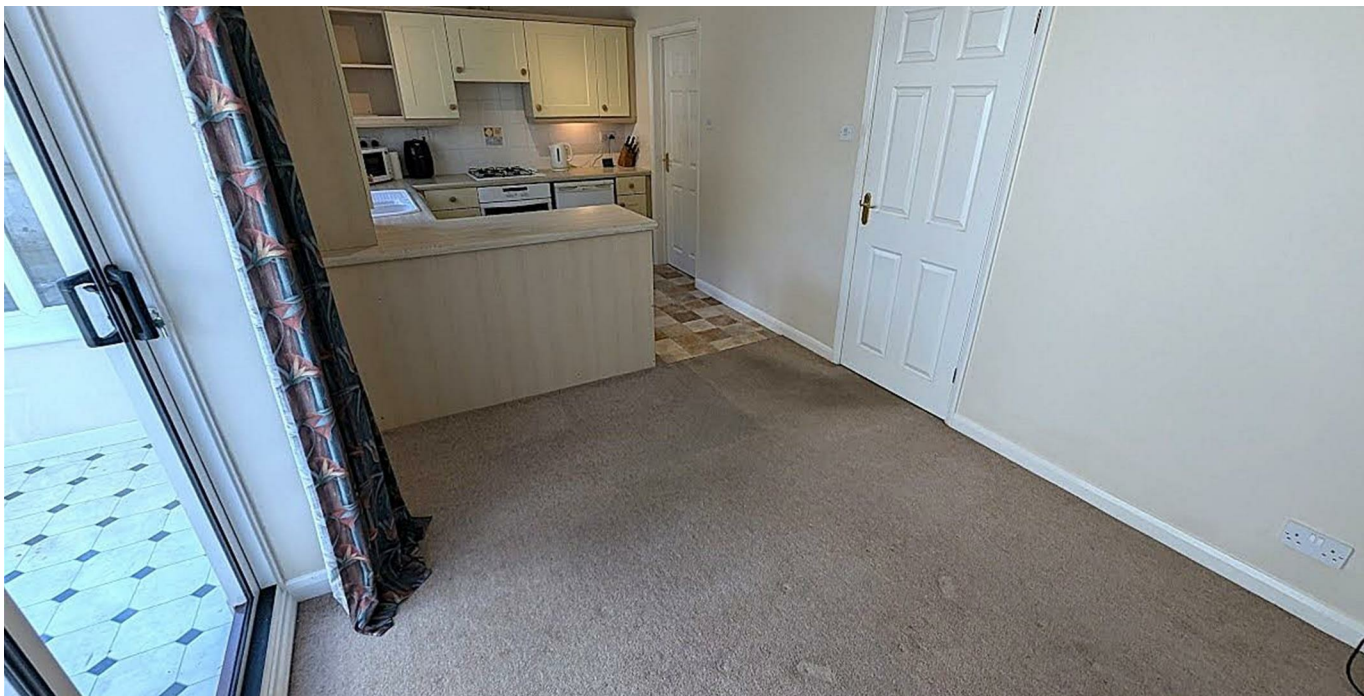
5'3 x 4'3 (1.60m x 1.30m)

Space for automatic washing machine, space for free standing fridge/freezer, radiator, wall mounted boiler, double glazed door to side elevation,

### Conservatory

11'11 x 7'10 (3.63m x 2.39m)

Double glazed French doors to patio area, double glazed windows to all sides, power.









## First Floor Landing

Loft access, airing cupboard, doors to:

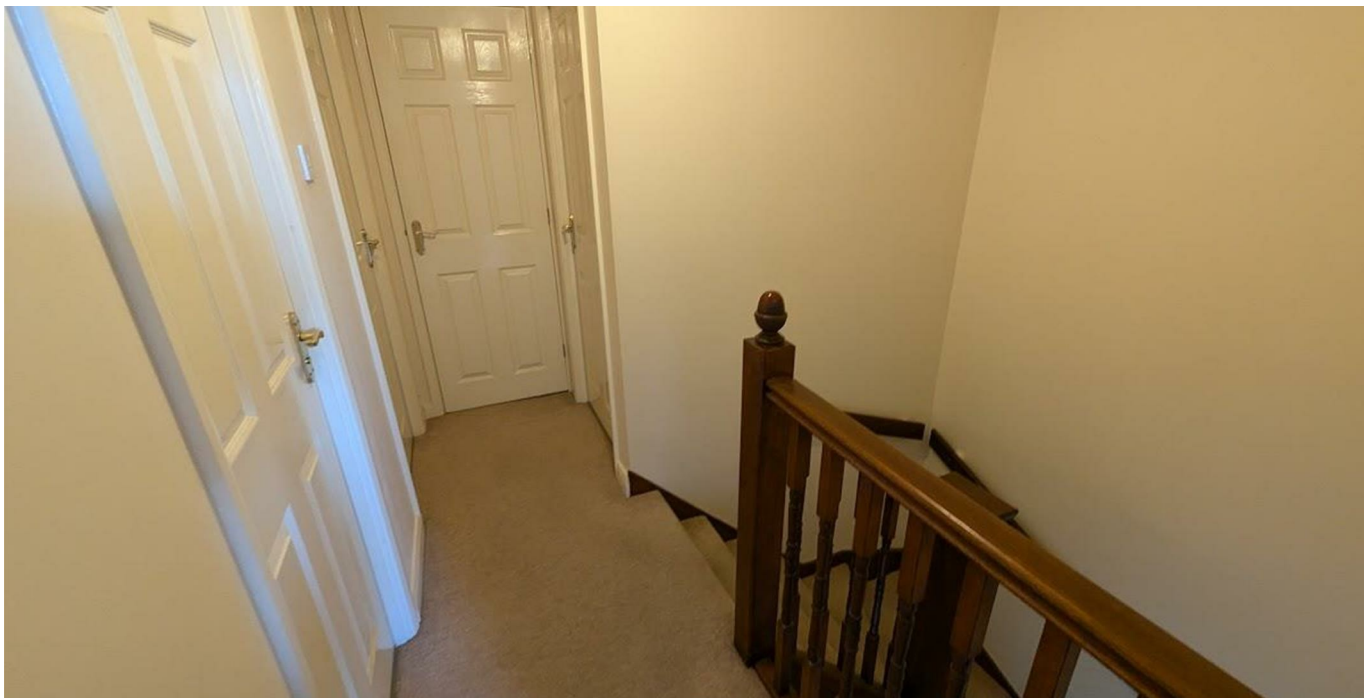
### Bedroom One

12'8 x 9'7 (3.86m x 2.92m)

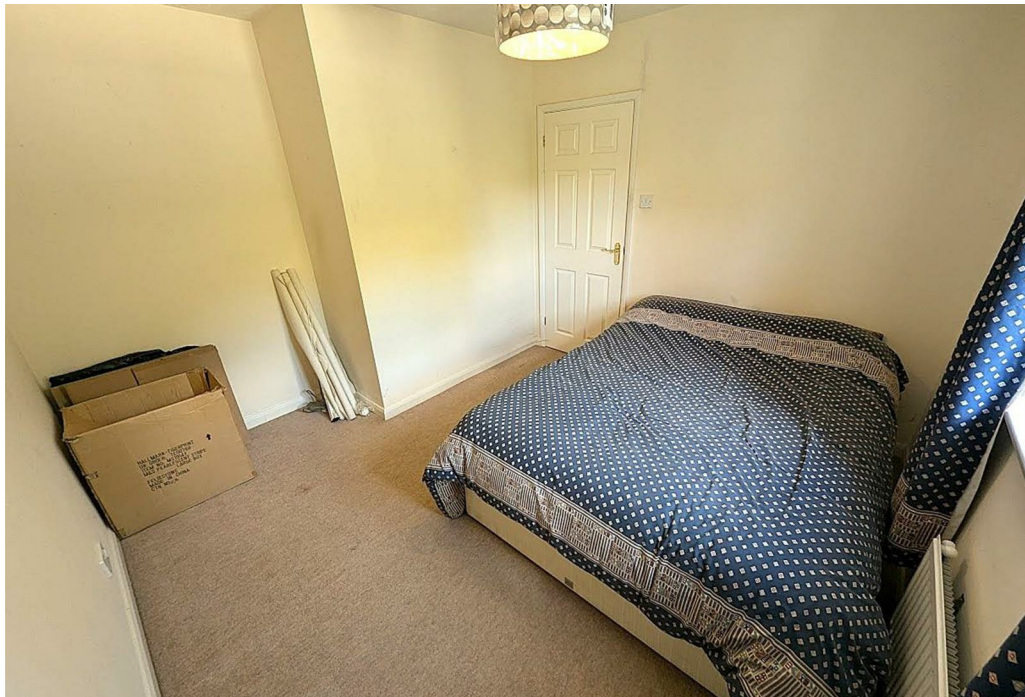
Double glazed window to front elevation, radiator, tv point, built in double wardrobe, door to:

En-Suite:

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









### Bedroom Two

11'2 x 10'3 (3.40m x 3.12m)

Double glazed window to rear, radiator.

### Bedroom Three

8'10 max x 8'5 max (2.69m max x 2.57m max)

Double glazed window to rear elevation, radiator.

### Bathroom

6'6 x 5'17 (1.98m x 1.52m)

Fitted to comprise a three piece suite consisting of a panel bath with mixer shower tap over, a low level pedestal, low level wash hand basin, radiator and double glazed window to the front elevation.

### Outside

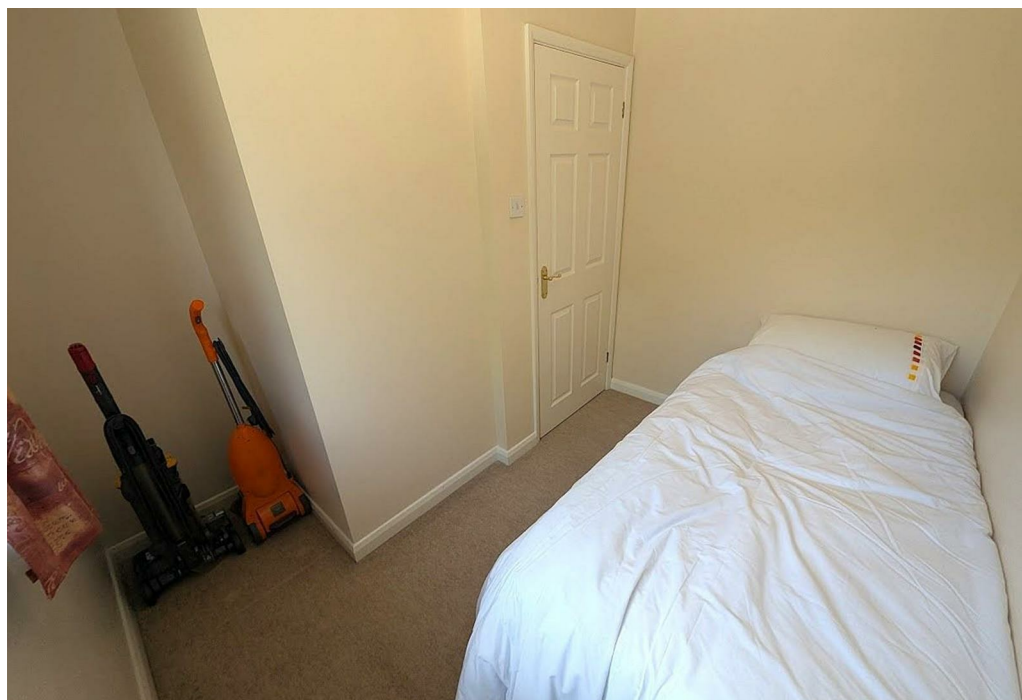




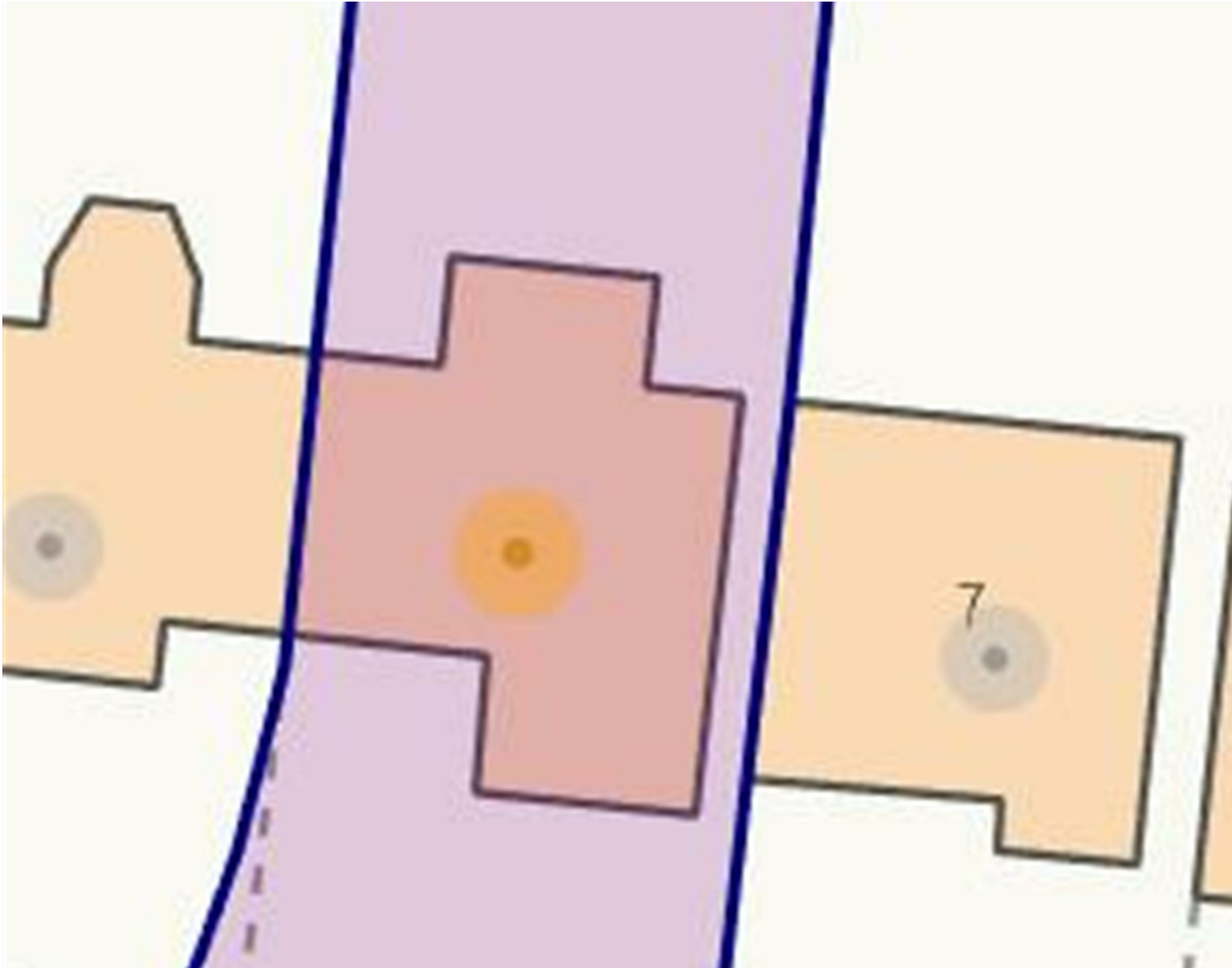






Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property





Front : A large driveway provides off road parking for several vehicles and leads to a single garage, to the side of the drive a further slate gravel area is enclosed by timber fencing and leads to gated rear access.

Garage: Up and over door, power and light connected, pedestrian door to garden.

Rear: A large extended patio area leads up onto laid lawn and is enclosed by timber fencing to all sides.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92 plus <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	63	72
39-54 <b>E</b>		
21-38 <b>F</b>		
1-10 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		