



26 Woodside Park, Weldon, Corby, NN17 3JU

# £157,000

**\*\*OVER 55s ONLY\*\* \*\*CASH ONLY\*\*** Stuart Charles are delighted to offer for sale this TWO DOUBLE bedroom detached Park home. Situated within walking distance to a range of amenities and Weldon park an early viewing is recommended to avoid missing out on this home. The accommodation comprises of an entrance hall, open plan kitchen/dining room, lounge, conservatory, two double bedrooms and a four piece bathroom. Outside, the property truly shines with its multiple garden areas, each thoughtfully designed to create inviting spaces for outdoor enjoyment. You will find a variety of seating areas and the gardens are adorned with mature bushes, trees, and plants, adding a touch of nature and privacy to your home. Additionally, One garden shed provides ample storage for gardening tools and outdoor equipment plus an additional workshop (13' x 9'). Call now to view!!

- OVER 55s ONLY
- MULTIPLE GARDEN AREAS
- TWO DOUBLE BEDROOMS
- REFITTED KITCHEN
- FULL RESIDENTIAL LICENCE
- FULLY RENOVATED
- PARKING AREA
- CONSERVATORY
- FOUR PIECE BATHROOM
- MODERN INSULATION

## Entrance Hall

Entry via a double glazed door to the front elevation, features include double glazed window to the side, space and plumbing for a washing machine and open entry to kitchen.

## Kitchen/Diner

20'4" x 9'4" (6.20m x 2.87m)

A fitted kitchen comprising a range of wall and base units, Asterite sink and drainer unit, work surface,

complimentary tiled splash back, an electric oven, gas on glass hob with extractor fan over, space for white goods, wall mounted radiator, double glazed windows to the side and front elevation.

## Lounge

11'6" x 9'6" (3.51m x 2.90m)

Double glazed windows to the side and front elevation, radiator, gas fire, door to hallway and open to kitchen/dining room.







### Bedroom One

9'6" x 9'4" (2.92m x 2.87m)

This room features double glazed windows to the side elevation, and wall mounted radiator.

### Bedroom Two

11'6" x 9'6" (3.51m x 2.90m)

This room features double glazed window to the side elevation, double glazed door and window onto the conservatory, radiator.

### Conservatory

10'7" x 9'4" (3.25m x 2.87m)

UPVC construction, features include double glazed windows and door onto the garden and radiator.





## Bathroom

A three piece suite comprising a shower cubicle, wash hand basin and WC, features include wall mounted radiator, complimentary tiled splash back and double glazed window to the side aspect

## Outside

Access via a gate to the front, path leading to the door, this is a mature, low maintenance garden featuring flower beds, trees and bushes, with patio, decking and gravel areas









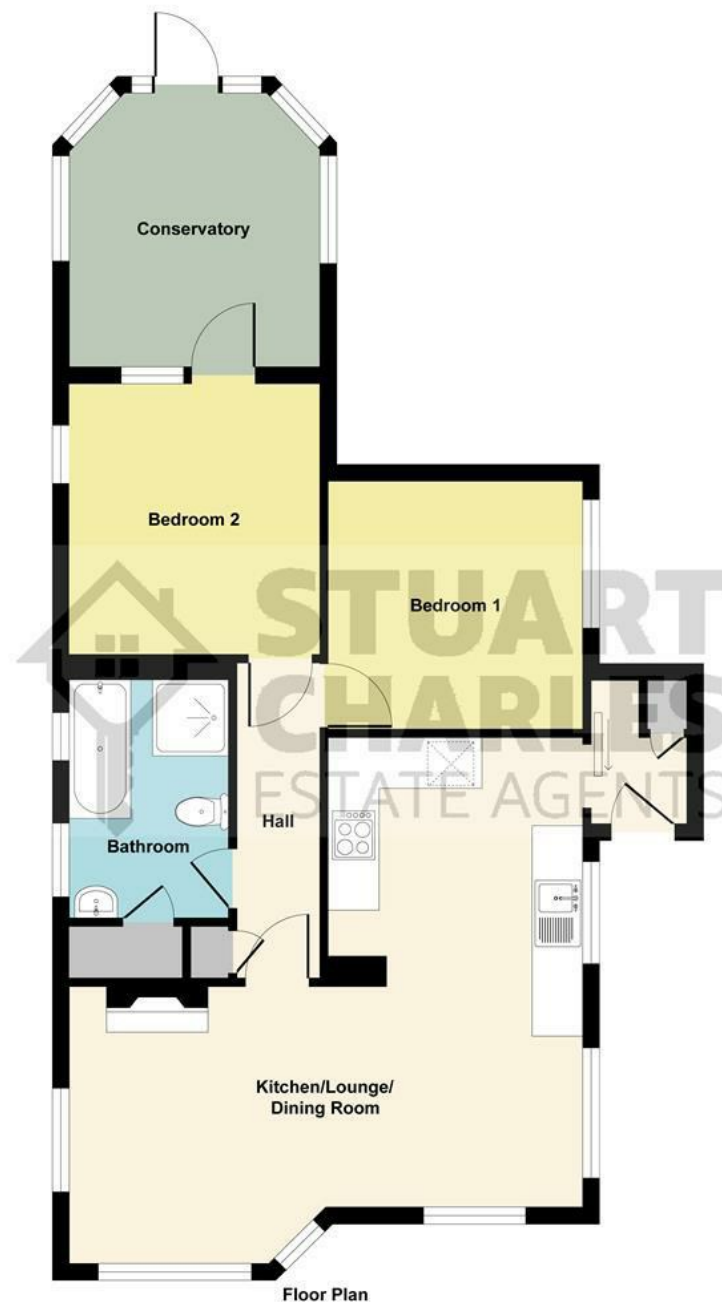


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

| 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>                                                                                                                           |         |           |
| 39-54 <b>E</b>                                                                                                                           |         |           |
| 21-38 <b>F</b>                                                                                                                           |         |           |
| 1-40 <b>G</b>                                                                                                                            |         |           |
| Not energy efficient - higher running costs                                                                                              |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC  |         |           |