

BELVOIR!

CHAPEL ROAD, WELDON, CORBY, NN17 3HP

£485,000 FREEHOLD

COUNCIL TAX E





A large and spacious double fronted Victorian detached family home with an adjoining Annexe. The property is ideally located within Weldon close to all local amenities.

The accommodation comprises of entrance hall, two large reception rooms, large kitchen/dining room and cellar, large conservatory on the ground floor of the main accommodation.

On the first floor there is a master bedroom with ensuite and dressing room and a further two double bedrooms and family bathroom.

The adjoining Annexe which can be independently accessed comprises of large living room and dining room, cloaks w.c and utility room to the ground floor.

Upstairs there are two large double bedrooms with ensembles.

Outside there is a double garage and driveway, fully enclosed rear garden. EPC Rating E.



ENTRANCE HALL Door to front, stairs rising to first floor.

SITTING ROOM 18' 4" x 14' 10" (5.6m x 4.53m) Box bay sash window to front, window to side. Feature open fireplace, marble surround two radiators, carpet to flooring.

DINING ROOM Box bay sash window to front, part stained glass French doors to rear, two radiators, carpet to flooring.

KITCHEN/BREAKFAST ROOM 18' 7" x 14' 0" (5.67m x 4.29m)

Windows to either side and to rear. Door to conservatory. A fully fitted kitchen with an excellent range of natural wood wall and base units, space for range oven, plumbing for appliances, marble work surfaces, down lighters, ceramic wall and floor tiling, radiator.

CONSERVATORY 14' 11" x 11' 2" (4.55m x 3.41m)

Twin sets of french doors to rear garden and opening windows. A good quality wooden conservatory with all sealed units double glazed windows and strengthened roof, radiator, light and power.

LANDING ONE Loft hatch, radiator.

BEDROOM ONE 16' 4" x 14' 5" (4.99m x 4.4m) Windows to front and side, two radiators.

DRESSING ROOM 6' 9" x 5' 3" (2.07m x 1.62m) Window to rear, range of built in wardrobes and storage areas.

EN SUITE ONE 7' 1" x 4' 5" (2.18m x 1.36m) Extractor fan, low level WC, pedestal hand basin, octagonal shower cubicle, towel rail/radiator, ceramic wall and floor tiling.

BEDROOM FOUR 14' 7" x 10' 11" (4.46m x 3.35m) Window to side, radiator, carpet to flooring.

BEDROOM FIVE 17' 3" x 8' 0" (5.26m x 2.46m) Two windows to front, window to side, radiator, carpet to flooring.

BATHROOM 10' 4" x 7' 9" (3.15m x 2.37m) Window to rear, radiator, low level WC, pedestal hand basin, claw foot bath, walk in shower cubicle, ceramic floor and wall tiling.



LANDING TWO 12' 9" x 11' 6" (3.91m x 3.53m) Two skylights, carpet to flooring.

BEDROOM TWO 13' 11" x 12' 7" (4.25m x 3.84m) Window to side, skylight, radiator.

EN SUITE TWO Octagonal shower cubicle, low level w.c, pedestal hand basin, towel rail/radiator.

BEDROOM THREE 14' 1" x 12' 11" (4.31m x 3.96m) Window to front, skylight, carpet to flooring, radiator.

EN SUITE THREE Octagonal shower cubicle, low level w.c, pedestal hand basin, towel rail/radiator.

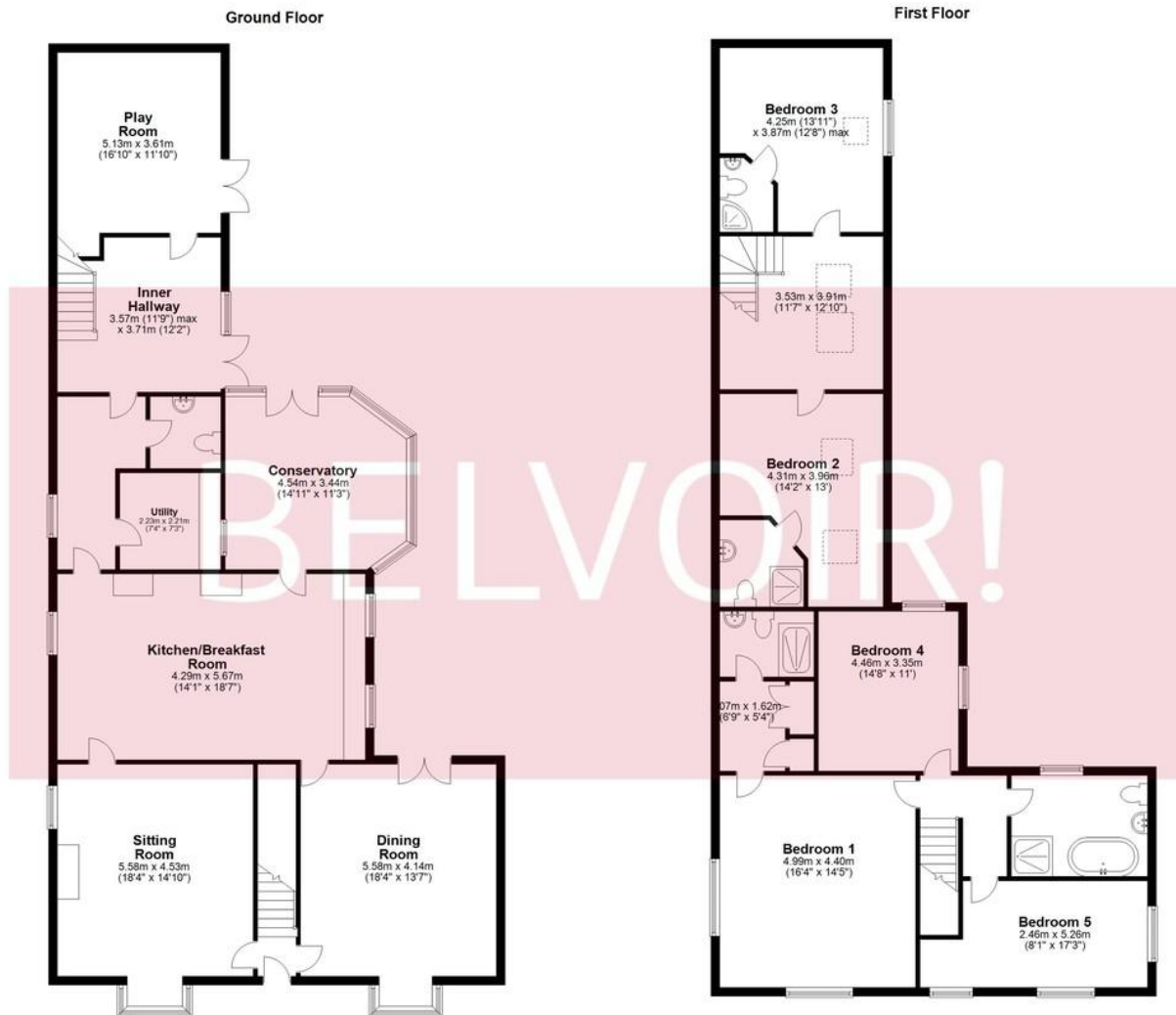
UTILITY ROOM 7' 3" x 7' 3" (2.23m x 2.21m) Window to side, central heating boiler, sink unit, ceramic floor and wall tiling, plumbing for all appliances.

CLOAKROOM Extractor fan, low level WC, pedestal hand basin, radiator.

PLAY ROOM 16' 10" x 11' 10" (5.15m x 3.61m) Twin french doors to side, radiator.

INNER HALLWAY 12' 4" x 11' 8" (3.78m x 3.57m) Twin french doors and window to side, radiator, stairs rising to first floor.





We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation. Plan produced using Planip.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC