

BELVOIR!

HILLSIDE CRESCENT, WELDON, CORBY, NN17 3HG

£425,000 FREEHOLD

COUNCIL TAX E





Nestled on Hillside Crescent is this unique four double bedroom residence which has been modernised by the current owner to create a modern & versatile accommodation over two floors.

To the front is a spacious lounge with bay window & open fire. The fully fitted & modern family kitchen is very much the heart of this home & provides high gloss handless kitchen complete with quartz topped island with integrated high tech appliances including self cleaning eye level double oven, Insinkerator boiling water tap, hidden socket with wireless charger & all with underfloor heating & dining room.

To the rear of the ground floor are two double bedrooms which are both double in size & are served by a stylish shower room with walk in double shower with waterfall shower head.

To the first floor you will find two further double bedrooms with apex ceilings, with the master entered via the bathroom. The master bedroom enjoys built in wardrobe, 12 large soft closing drawers, with the bathroom providing a freestanding modern bath.



Externally you will find a paved frontage providing access to a garage with a raised walled flower bed with slate & ornate tree. The landscaped rear garden provides two separate decking areas allowing you to enjoy the sun all day with mature timber sleeper borders with lawn, white stoned path & small sandpit. Viewing is advised to fully appreciate the size & beauty of this much loved home.

EPC Rating D.

ENTRANCE HALL Three double glazed windows to side. Double glazed door to side. Laminate to flooring, two storage cupboards, radiator.

LIVING ROOM 22' 0" x 11' 10" (6.72m x 3.62m) Double glazed bay window to front, double glazed window to side, open fireplace, laminate to flooring, radiator.

KITCHEN 21' 9" x 13' 6" (6.64m x 4.14m) Double glazed French doors to side, double glazed full length windows to side. Kitchen comprising of wall and base modern handleless high gloss units, kitchen island with quartz work surface over, AEG five ring halogen hob, inset sink with drainer, Insinkerator hot water tap, self cleaning double oven, integrated washing machine, integrated dishwasher, integrated fridge/freezer, herringbone flooring with under floor heating, hidden socket with wireless charge, HDMI port, part vaulted ceilings.

DINING ROOM 12' 9" x 9' 9" (3.9m x 2.98m) Double glazed window to side, laminate to flooring, radiator, stairs rising to first floor.

SHOWER ROOM 6' 5" x 5' 5" (1.96m x 1.67m) Double glazed window to side, walk in double shower, part panelled walls, wall mounted bowl wash hand basin, low level WC, tiled flooring, electric heater.

BEDROOM THREE 12' 10" x 9' 10" (3.92m x 3.01m) Double glazed window to rear, laminate to flooring, radiator.



BEDROOM FOUR 11' 7" x 9' 4" (3.55m x 2.85m) Double glazed window to rear, laminate to flooring, radiator.

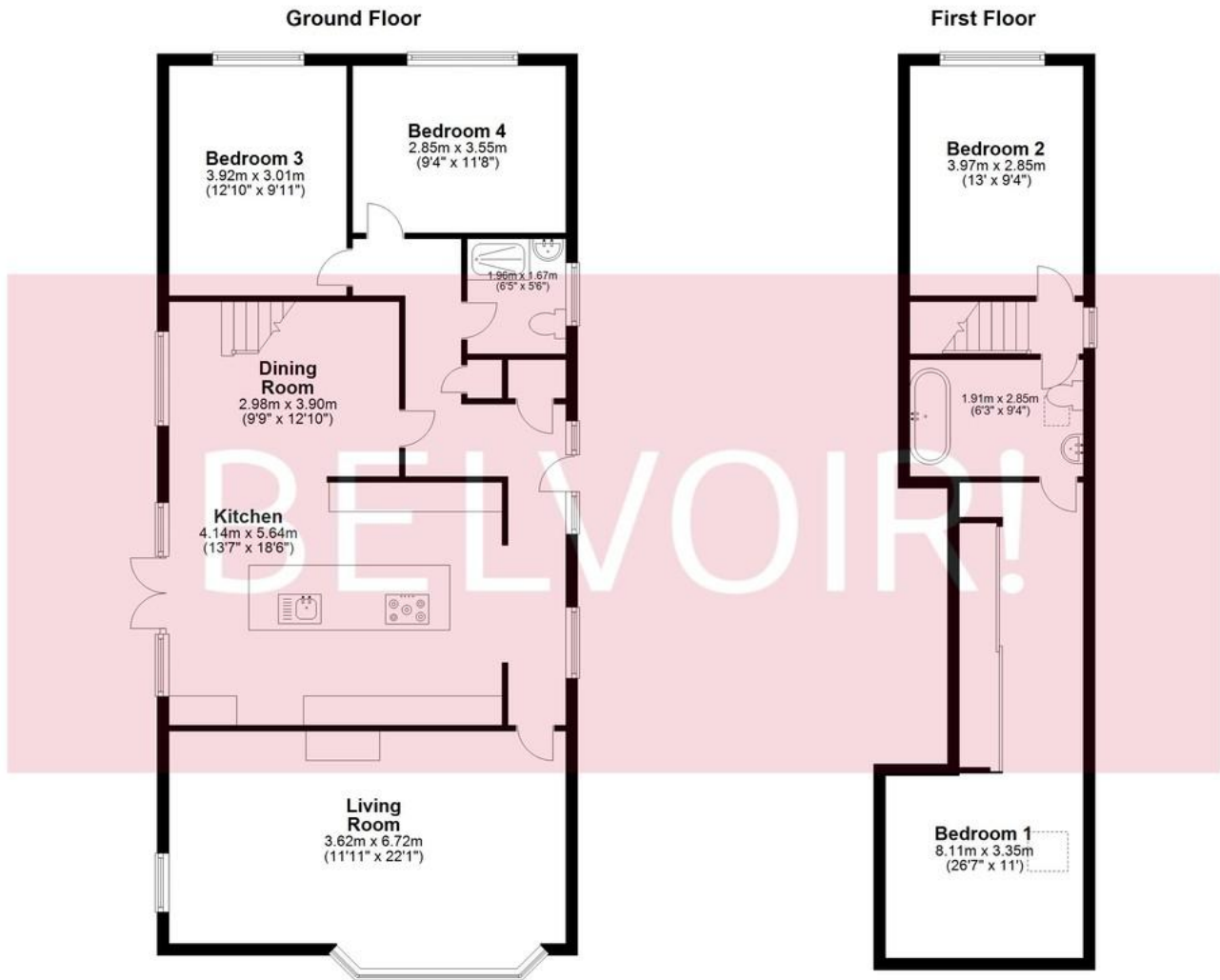
FIRST FLOOR LANDING Double glazed window to side, laminate to flooring, stairs descending to ground floor.

BEDROOM ONE 26' 7" x 10' 11" (8.11m x 3.35m) Double glazed Velux window to side. Apex roof, built in wardrobe, 12 large soft closing drawers, eave storage, carpet to flooring, radiator.

BEDROOM TWO 12' 11" x 9' 4" (3.94m x 2.85m) Double glazed window to rear. Apex roof, carpet to flooring, radiator.

BATHROOM 9' 4" x 6' 3" (2.85m x 1.91m) Double glazed skylight to side, freestanding bath, low level WC, pedestal wash hand basin, radiator, vinyl to flooring, part tiled walls.





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. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.
 Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	81	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	