



**HENDERSON
CONNELLAN**
ESTATE AGENTS

20 Woodlands Road, Weldon, NN17 3LA

From £335,000

3 1 2



"Nature is your Neighbour"

Rarely available, this established semi-detached house stands on a generous sized corner plot which is beautifully maintained and backs onto woodland providing a good degree of privacy. The property is ideally set and also offers scope to be extended (subject to planning). The well-presented accommodation comprises entrance hall, bay fronted living room, family/dining room and a fitted kitchen. Upstairs, there is a bathroom and three bedrooms. The plot comes with ample parking, a generous sized car port and beautiful manicured gardens.

The house is located towards the edge of Weldon with woodland to the rear which can be accessed via a private garden gate, ideal for rural walks and nature observing.

The property is situated on a tranquil, generous sized plot surrounded by wildlife and nature.

The accommodation is well presented including an entrance hall with stairs rising to the first-floor landing. The living room is bay fronted and features an open fire with attractive fireplace surround. There is a family room which is open plan to the dining area, and there is a built-in storage cupboard. The kitchen is fitted with a modern range of wall and base level units with worksurfaces incorporating a 1.5 sink with drainer and mixer tap with wall up-stands. A door opens onto the generous sized car port. There is a storage cupboard, which was previously a guest WC, the plumbing is still in place.

From the first floor landing there is access to the loft space which is part boarded with lighting. There are three bedrooms, two of which are double in size and the main bedroom benefits from fitted wardrobes.

The property benefits from a gas fired central heating system. The boiler was installed January 2023. An alarm system is installed at the property. NO CHAIN.

The plot is beautifully maintained providing a front garden with lawn and planted borders. The rear garden offers several neat lawns with planted borders and several patio areas. There are four sheds and two greenhouses and private gated access onto the beautiful woodland back drop, ideal for dog walks. There is outside electricity to the car port and shed as well as a garden water tap.

The property must be seen if its to be fully appreciated.





- Entrance Hall - 1.83m x 3.89m (6'0" x 12'9")
- Living Room - 3.86m x 4.19m (12'8" x 13'9")
- Family Room - 3.23m x 5.61m (10'7" x 18'5")
- Bedroom 2 - 3.05m x 3.25m (10'0" x 10'8")
- Bathroom - 2.01m x 1.83m (6'7" x 6'0")
- Kitchen - 1.75m x 5.36m (5'9" x 17'7")
- Dining Area - 3.25m x 1.83m (10'8" x 6'0")
- Bedroom 1 - 4.27m x 3.2m max (14'0" x 10'6" max)
- Bedroom 3 - 2.95m x 2.29m max (9'8" x 7'6" max)



10 Spencer Court, Corby, Northamptonshire, NN17 1NU

