



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



# Waterdown Cottage, 19 Corby Road, Weldon, NN17 3HS

From £285,000

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## "Waterdown Cottage"

This character property offers generous sized ground floor living space, two bedrooms and is offered to the market with NO ONWARD CHAIN. The original cottage is stone while there is a ground floor split-level extension. The accommodation comprises living room with an open fire, kitchen/dining room and a spacious lounge. The property comes with a double garage and there is a pretty, private rear garden which offers a paved patio and a lawn which meets a tranquil brook at the bottom. Individual and charming!

### Property Highlights

This charming cottage enjoys a central position within the village and is nestled away with a leafy, private garden to the rear and benefits from a double garage.

The accommodation comprises living room which is dual aspect featuring an open fire and stairs rise to the first-floor landing.

The kitchen/dining room is also dual aspect and is a generous size offering a range of wall and base level units with worksurfaces incorporating a sink with drainer and mixer tap. There is a floor standing range cooker and a ceramic tiled floor.

The hall leads to a bathroom which includes a side panel bath with shower, WC and a pedestal wash hand basin with ceramic tiled wall surrounds and floor.

The second ground floor reception room (lounge) is the largest and offers its own exterior access door, this room is currently being used as a bedroom but could have annex potential if required.

From the first-floor landing there are two bedrooms.

The property benefits from a gas fired central heating system.

Council Tax Band: C.

### Outside

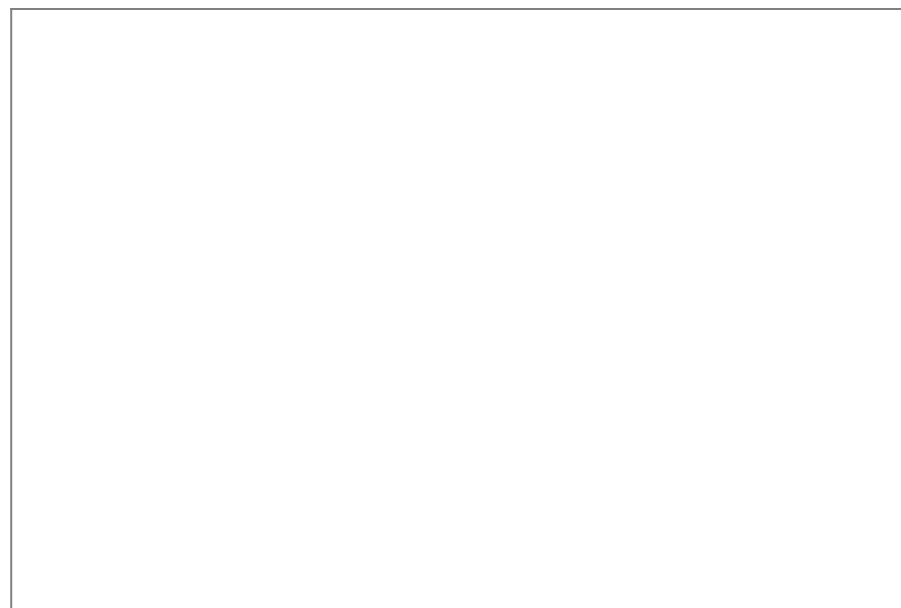
Outside, the property offers a double garage with an up-and-over door. The rear garden is well-maintained and offers a paved patio area with steps down to the main garden area which is mainly laid to lawn with planted borders, the rear boundary meets a stream which is a lovely natural landscape feature.







- Living Room - 13' 2" x 15' 0" (4.01m x 4.57m)
- Kitchen/Diner - 14' 8" x 16' 4" (4.47m x 4.97m)
- Bathroom - 11' 8" x 6' 3" (3.55m x 1.90m) (max)
- Lounge / Potential Annex - 14' 11" x 15' 9" (4.54m x 4.80m)
- Bedroom 1 - 12' 1" x 7' 10" (3.68m x 2.39m)
- Bedroom 2 - 9' 9" x 6' 0" (2.97m x 1.83m)



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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