

JAMES SELICKS

Danum View

WELDON, NORTHAMPTONSHIRE



Danum View is an attractive and individually designed mellow stone detached family home, sitting on an enviable corner plot within the popular and sought after village of Weldon. Built to a high specification throughout, quality of this type is rarely seen on the open market and this fine family home is offered with the agents' highest recommendations.

Individually designed four bedroom detached home • Sought after non estate position within the village • High specification throughout to include Oak doors • Sitting room and conservatory • Breakfast kitchen and separate dining room • Study/cloakroom and WC • Principal bedroom with ensuite shower room • Guest bedroom with ensuite shower room • Two further double bedrooms and family bathroom • Extensive off-road parking, link-detached double garage and private rear gardens and separate courtyards / sun terraces •

Accommodation

With attractive mellow stone and exterior stone sills, this superb property is entered via a covered storm porch into a spacious entrance hall with solid wood flooring. The stairs rise to the first floor with a handy area adjacent to hang coats and keep shoes. Off the entrance hall is a guest cloakroom with toilet, wash hand basin with cupboard beneath, an additional corner storage unit and a window to the rear. An office / cloakroom on the left provides the perfect spot to work from home.

The sitting room to the right is a lovely light room by virtue of a deep bay window to the front elevation. A feature open fireplace with a limestone surround, hearth and back provides the perfect focal point. French doors lead into a conservatory which has a tiled floor and via French doors provides access and views of the rear garden.

The breakfast kitchen is located to the front of the property and has a good range of white gloss eye and base level cabinets with granite work surfaces, granite upstands and tiled splashbacks. Integrated appliances include a Beko dishwasher, double Britannia gas range style oven with a six-ring gas hob, heating drawer and a Neff extractor fan above. The breakfast area is set within a further bay window and has space and plumbing for an American style fridge freezer. There is a tallboy larder unit and tall cupboards either side with a cupboard above. A utility area provides further matching units and work surface space, and an integrated Whirlpool washing machine. There is a door to the side-garden and a door to the front driveway providing a boot room type of use. In addition, there is also access into the double garage, which is thought suitable for conversion into an annexe with its own entrance or further accommodation (subject to necessary consents) owing to the link to the property. Off the kitchen is the dining room or playroom/snug, which can also be accessed from the entrance hall, which has solid wood flooring and French doors to the rear garden.

A return staircase gives access to all the first-floor accommodation and landing which has a feature full height arched picture window to the rear elevation, an airing cupboard with shelving, and loft access via loft ladders into a large, fully boarded, insulated, and lit loft space. This again thought suitable for easy conversion into further bedroom accommodation with a Jack and Jill bathroom (subject to necessary consents). The current owners have architect designs drawn up for such a conversion.





The principal bedroom has a window to the front elevation, fitted sliding wardrobes and benefits from a large ensuite bathroom with wash hand basin into a vanity unit, a double shower enclosure, heated chrome towel rail, WC, fully tiled walls and a tiled floor. The guest bedroom is situated to the front of the property, has fitted sliding wardrobes, and also benefits from an ensuite shower room. There are two further double bedrooms situated to the rear of the property with windows overlooking the rear garden, with one having a bespoke integrated storage unit with pull-down Murphy single bed. Completing the accommodation is the family bathroom which has a Jacuzzi bath, corner shower cubicle, enclosed WC, wash hand basin into a vanity unit with further storage and marble top, heated chrome towel rail, fully tiled walls, tiled floor and a window to rear.

Outside

To the front of the property is a private gravelled courtyard providing extensive off-road parking for several vehicles. A double garage has twin up and over doors, power and lights, and also houses the Ideal Logic boiler which was installed just 1 year ago. To the rear of the property is a lawned garden with raised planters and steps down to a York stone patio entertaining area. A patio to the side of the kitchen offers a secluded courtyard area with a further chipped slate seating area to the rear of the garage with a pathway leading back round to the front of the property.

Tenure: Freehold

Local Authority: North Northamptonshire Council

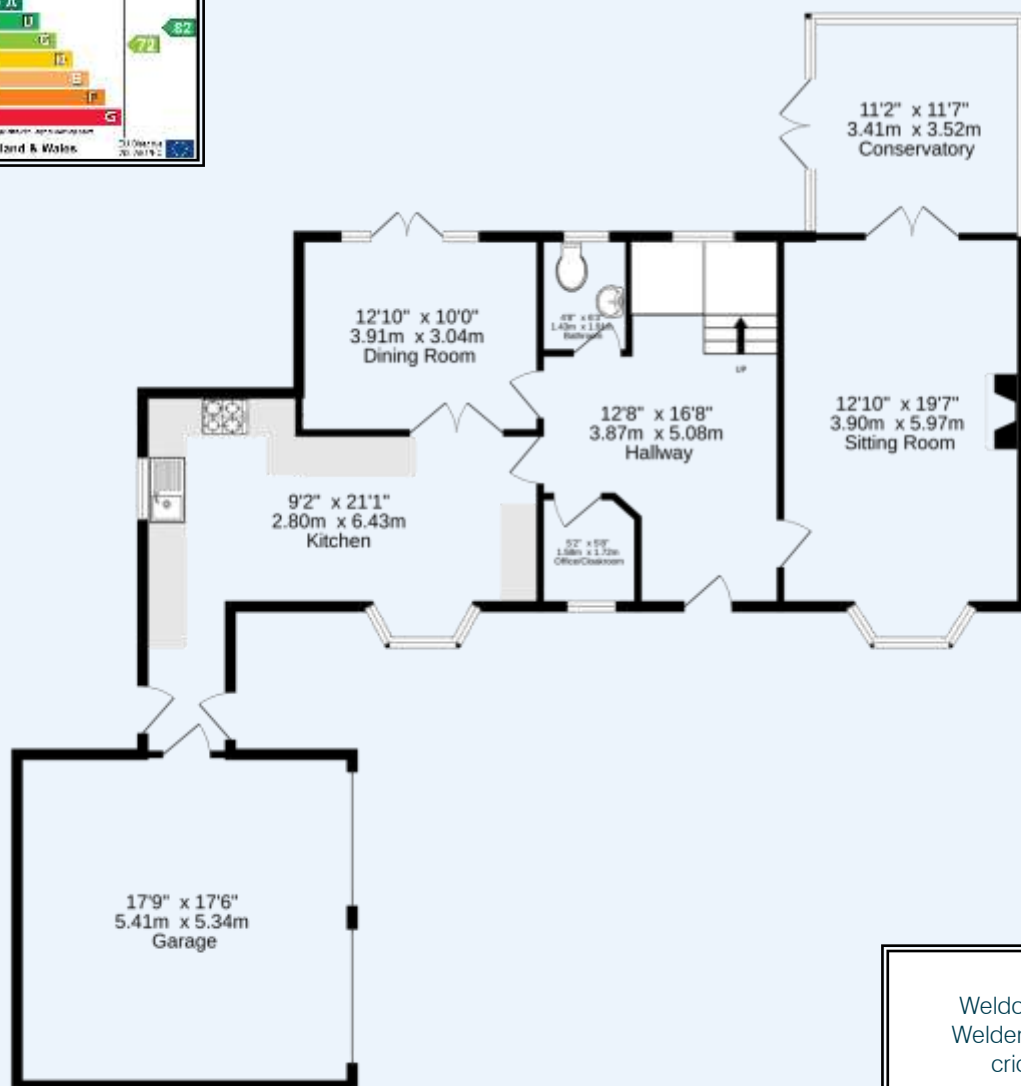
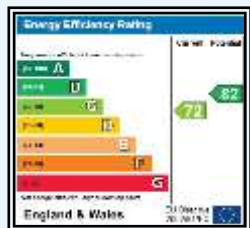
Tax Band: E

SERVICES: The property is offered to the market with all mains services and gas-fired central heating.





GROUND FLOOR
1334 sq.ft. (123.9 sq.m.) approx.

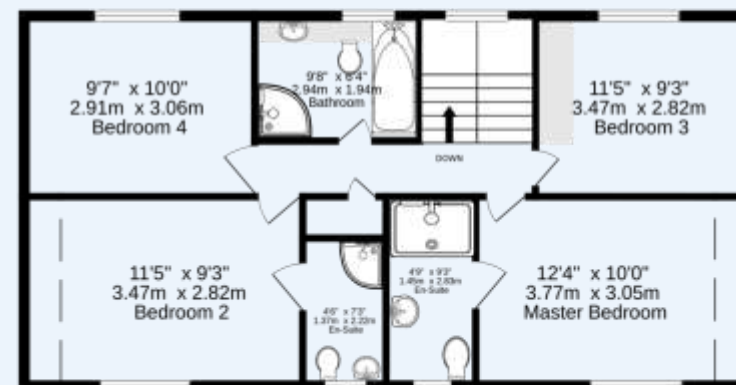


TOTAL FLOOR AREA : 2573 sq.ft. (239.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2023

1ST FLOOR
751 sq.ft. (69.8 sq.m.) approx.



2ND FLOOR
488 sq.ft. (45.3 sq.m.) approx.



Location

Weldon is a village located to the eastern outskirts of Corby and is listed in the Domesday Book as Weldene, meaning a hill with a spring or a stream. Within the village is a popular public house, local cricket team and an historic parish church, which Church Street gets its name. Schooling is well catered for within the village with Weldon CE Primary School and the newly built Weldon Village Academy is anticipated to open in September 2023, and will cater for children from years 7 to 11. Weldon Country Park is a two-minute walk from the property and is surrounded by some of Northamptonshire's prettiest countryside.

Satnav Information

The property's postcode is NN17 3JY, and house No 1a.

Market Harborough Office
13 Church Street
Market Harborough
LE16 7AA
01858 410008
mh@james-sellicks.com

Leicester Office
0116 2854554

Oakham Office
01572 724437

james-sellicks.com



Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



JAMES
SELICKS

