

HENDERSON CONNELLAN

ESTATE AGENTS

## Glebe Rise, Church Street, Weldon, Northamptonshire, NN17 3GX

£357,500

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"Glebe Rise - A Brand New Rural Place to Live" - Stamp Duty Contribution On Selected Plots

Built by Granary Developments, this small residential enclave is situated towards the edge of Weldon on Church Street which neighbours onto countryside. These beautiful new build homes come with stunning well equipped kitchens, bathrooms with contemporary sanitary ware, oak internal doors, Luxury Vinyl Tiled flooring to the hallways, tiled flooring to the kitchen and bathrooms and carpets fitted throughout. Outside there are landscaped gardens, driveway and a garage (plot specific) including an EV charging point. The properties benefit from a modern designed air source heat pumps for lower utility costs with underfloor heating to the ground floor and radiators to the first floor. Each property is connected to BT Openreach super fast Fiber broadband. An exciting and well positioned development.



**Description:**

This beautifully designed new build home, constructed by Granary Developments, offers a harmonious blend of style, comfort, and efficiency. The thoughtfully laid out accommodation begins with a welcoming entrance hallway featuring Luxury Vinyl Tiled flooring, leading into the main living spaces including a dual aspect living room.

The heart of this home is the high-specification kitchen, boasting elegant quartz worktops and a suite of integrated appliances, perfect for both everyday meals and entertaining. Tiled flooring adds a touch of sophistication and practicality to this space.

There is a utility room and a guest WC on the ground floor.

Upstairs, you will find three well-proportioned bedrooms, providing comfortable retreats for all. The property benefits from two contemporary styled bathrooms, including a main family bathroom and a private en-suite, both fitted with modern sanitary ware and tiled flooring.



Throughout the home, oak internal doors enhance the premium feel, while high-quality carpets are fitted in key areas. For the modern homeowner, Cat 6 cabling with data points in principal rooms ensures seamless connectivity, supporting today's digital lifestyle. An air heat source pump provides efficient heating with underfloor heating to the ground floor and radiators upstairs, contributing to lower utility costs. Each property benefits from BT Openreach super fast Fiber broadband connection.

**Outside:**

Externally, the property benefits from a block paved driveway leading to a single garage, offering ample off-street parking. The plot is thoughtfully landscaped, providing a pleasant outdoor space for relaxation and enjoyment. An EV charging point is also included, catering to environmentally conscious living. Rest assured with the peace of mind offered by an NHBC 10-year warranty.

**Room Measurements:**

Living Room 5.61m x 2.87m (18'5" x 9'5")

Kitchen/Diner 4.95m x 3.02m (16'3" x 9'11")

Utility Room 1.83m x 1.35m (6'0" x 4'5")

WC 1.83m x 1.5m (6'0" x 4'11")




- Brand New Semi-Detached House - 900 Square Foot
- Block Paved Driveway and Single Garage
- High Specification Kitchen with Quartz Worktops and Integrated Appliances
- Landscaped Plot
- NHBC 10 Year Warranty
- Fabulous Village Location
- Air Heat Source Pump
- Cat 6 Cabling Throughout with Data Points in Principal Rooms
- Contemporary Styled Bathroom and En-suite
- Brand New Homes - Select Rural Development





10 Spencer Court, Corby,
Northamptonshire, NN17 1NU

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.