



## LORRAINE HOUSE • 6 CHAPEL ROAD • WELDON • NN17 3HP

A 5 bedroom detached brick and stone house set in a quiet backwater of the village

- Detached Double Garage • Garden • 3 Reception Rooms • Conservatory
- Fully Fitted Kitchen • Cellar/Workshop • Many quality internal features
- No upward chain



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## Lorraine House, 6 Chapel Road, Weldon NN17 3HP

Presented to the market with no upward chain is this spacious double fronted detached brick and stone house in a quiet backwater location of this very pleasant village. The property has been refurbished to a particularly high standard and is in excellent decorative order throughout.

To the ground floor there are three separate reception rooms, a well fitted kitchen/breakfast room, separate utility room and Victorian style conservatory.

From the kitchen is a spacious and dry cellar/workshop.

Two separate staircases lead to the first floor and in total there are 5 bedrooms, 3 en-suite shower rooms/WC's and a large family bathroom with a Victorian style clawfoot bath and separate shower.

There are gardens to the rear, which are south facing.

There is a detached double garage with two separate up and over doors and a block paved off road parking area.

The house has gas fired radiator central heating, has been completely rewired and redecorated.

The property is offered for sale by private treaty with vacant possession on completion.

### Location

The conservation village of Weldon is situated in what was previously known as the historic Rockingham Forest and is provided for by services such as village store and various public houses.

The village is also known as the location of one of the oldest cricket grounds in Northamptonshire.

Weldon enjoys good communications with the A14 (10 miles) and rail networks from Corby (2½ miles) and Kettering (10 Miles) to London St Pancras.

Lorraine House is a 19<sup>th</sup> Century detached brick and stone house under a slate roof, which is set back from the south side of Chapel Road.

### Accommodation comprises

**Entrance Hall** approached via a hardwood door with stain glass panels inset and has stairs leading off to the first floor

**Drawing Room (16' 5" x 14' 0")** with a square bay window to the front elevation and double doors leading to the rear garden.

**Dining Room (16' 5" x 14' 1")** with a square bay window to the front elevation, a stain glass window to the side elevation and a feature open fireplace.

**Kitchen/ Breakfast Room (19' 2" x 12' 3")** a completely re-fitted kitchen with an excellent range of solid wood units, inset enamel sink unit, granite work surfaces throughout, tiled flooring, inset ceiling lighting, stainless steel built-in range cooker and a rear half glazed door leading to the Conservatory.

**Conservatory (15' 2" x 11' 2")** Victorian style with two double doors leading to rear garden and has tiled flooring.

### Cellar/Workshop (16' 5" x 11' 0")

**Utility Room** which has a wall mounted gas fired boiler for radiator central heating and domestic hot water, hot water tank, stainless steel sink unit with cupboards and drawers under, central heating control unit.

**Cloakroom/WC** with low flush WC and wash handbasin.

**Rear Lobby** leading to

**Sitting Room (28' 7" x 14' 6")** with two separate double doors leading to rear garden and stairs leading to the first floor.

**Bedroom 4 (13' 5" x 13' 0")** with en-suite shower room with basin and toilet.

**Bedroom 5 (14' 12" x 12' 5")** with en-suite shower room with basin and toilet.

The staircase from the Entrance Hall to the first floor landing with access to loft space, leads to

**Bedroom 1 (16' 5" x 15' 5" max)** with windows to both front and side elevations, there is an en-suite dressing room with a range of built-in wardrobes and cupboards and an en-suite shower room which has wash handbasin and toilet, steel towel rail and fully tiled shower cubicle with electric shower.

**Bedroom 2 (16' 0" x 15' 0")** with windows to both the front and side elevations.

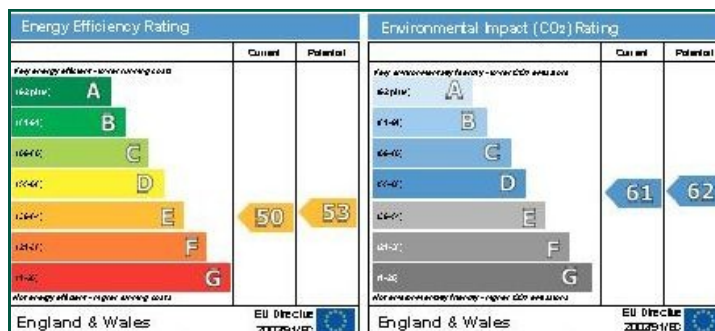
**Bathroom (10' 0" x 8' 0")** a spacious bathroom with a Victorian style clawfoot bath, toilet, pedestal washbasin, obscured glazed window to the rear elevation, tiled flooring and ceiling lighting.

**Bedroom 3 (17' 3" x 8' 1")** with windows to the front and side elevations.

### Outside

The property occupies a corner plot with garden to the rear, laid predominately to lawn. There is a gravel driveway leading to a detached **Double Garage (18' 0" x 18' 0")** which has two separate up and over doors, power and light. There is a block paved area providing ample off road parking.

**Viewing** by appointment only.



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