

12 Cricketers Green  
Weldon  
Corby  
Northamptonshire  
NN17 3LP

£625,000



OSCAR JAMES

...expect excellence





# WHAT'S GREAT?

Executive Stone-Built Family Home in Weldon.

Oscar James Estate Agents are delighted to present this beautifully appointed, detached, executive home, perfectly positioned on the edge of the highly sought-after village of Weldon. Combining timeless stone-built character with modern comforts, this property offers versatile and spacious living – ideal for family life.

The ground floor accommodation is approached via an impressive reception hall and comprises:

- Cloakroom/WC
- Generous dual-aspect living room with feature fireplace
- Formal dining room
- Separate study
- Superb open-plan kitchen/breakfast/family room with central island
- Music room
- Practical utility room

Upstairs, a stunning galleried landing leads to:

- Four Double Bedrooms.
- Master bedroom with en-suite bathroom
- Second bedroom with En-suite bathroom.
- Contemporary family bathroom

Externally, the home enjoys:

- A generous frontage with off-road parking for several vehicles
- Detached double garage

Beautifully landscaped rear garden with manicured lawn, mature planting, and excellent privacy

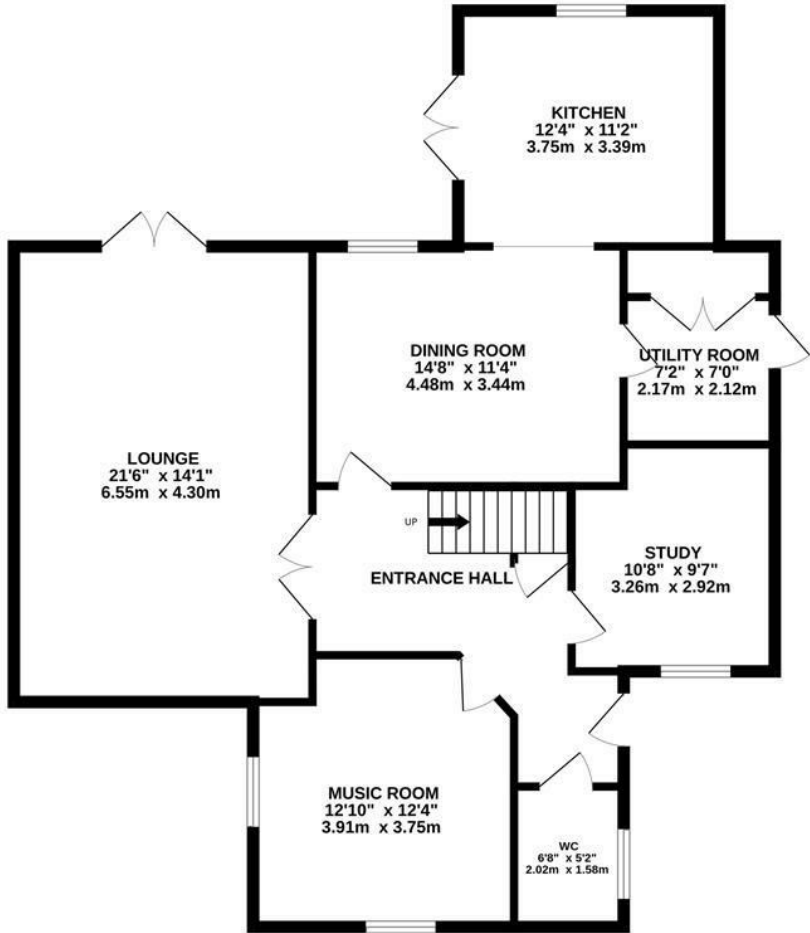
Full-width decked terrace and multiple seating areas – perfect for entertaining or enjoying the sunny aspect throughout the day

This is a distinctive executive home in a prime location that must be viewed to be fully appreciated. This rare opportunity to secure a substantial and individual home in such a desirable setting is not to be missed. Early viewing is highly recommended to fully appreciate the space, setting, and all of the wonderful features on offer in this home. For further details or to arrange a viewing please contact Oscar James Corby!

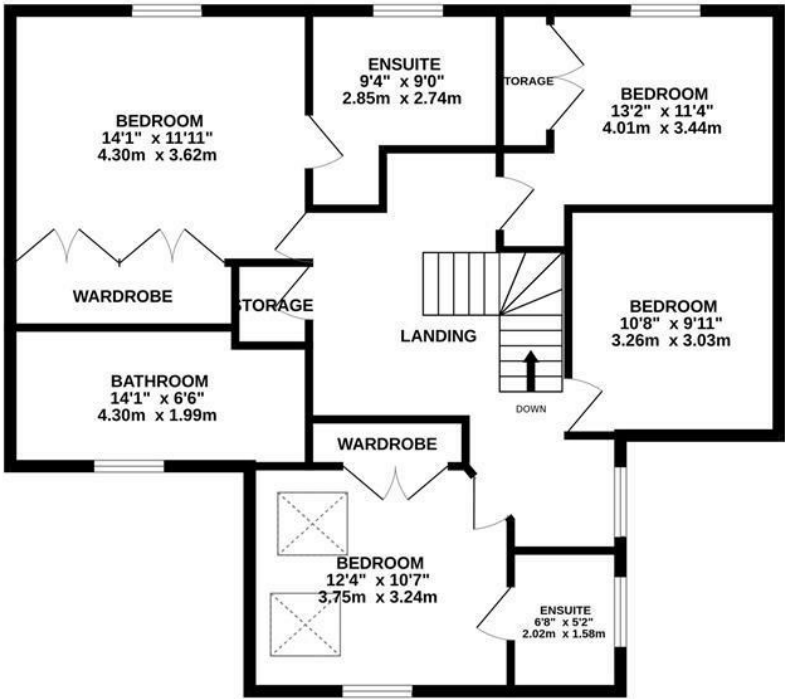
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# Floor Plan

GROUND FLOOR  
1084 sq.ft. (100.7 sq.m.) approx.



1ST FLOOR  
954 sq.ft. (88.6 sq.m.) approx.



TOTAL FLOOR AREA : 2038 sq.ft. (189.4 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.  
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## AT A GLANCE...



LARGE DUAL ASPECT LOUNGE



KITCHEN/DINER



FOUR BEDROOMS



TWO EN-SUITES AND FAMILY BATHROOM



BEAUTIFUL PRIVATE REAR GARDEN



DOUBLE GARAGE AND PARKING FOR FOUR ADDITIONAL CARS









## SELLER'S SECRET

An amazing family home that has given us years of pleasure.

We have raised our family in this home and have loved every minute of the experience.



*Why we like it....*

An amazing executive family residence in the most desirable location.

# OSCAR JAMES

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1PB

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*To buy or not to buy....*

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