



Yates Close, Weldon
£335,000



A four-bedroom detached property benefiting from off-road parking for two to three cars, three reception rooms, a utility room and an open-plan kitchen/dining room. This clean and bright home enjoys fresh decoration throughout and provides ample space for versatile living.

As you go through the home you are greeted with a bright and spacious living room with a large window, overlooking the green area, this room leads into the kitchen/dining room which benefits from a large, built-in pantry cupboard, a breakfast bar and ample space for a sizeable dining table. French doors lead into the modern conservatory opening out onto the well-kept garden. The current owners have converted the garage into a versatile space, which could be used as an office, gym or snug. Additionally, the ground floor also benefits from a utility room and a cloakroom. The first floor comprises of three substantial double bedrooms, one of which has a clean, modern en-suite and a large built-in wardrobe. There is also a single bedroom and a family bathroom. Externally, the property has a garden with a decking area, covered by a pergola for outdoor dining, a driveway for two to three cars and the garage, which is divided into a reception room and a large storage cupboard with an electric door.

This contemporary home has been well-maintained by its current owners and is presented in move-in condition.

Tenure: Leasehold- Will be Freehold upon purchase

Council Tax: Band D

Management Fee Payable: £127.68 2025

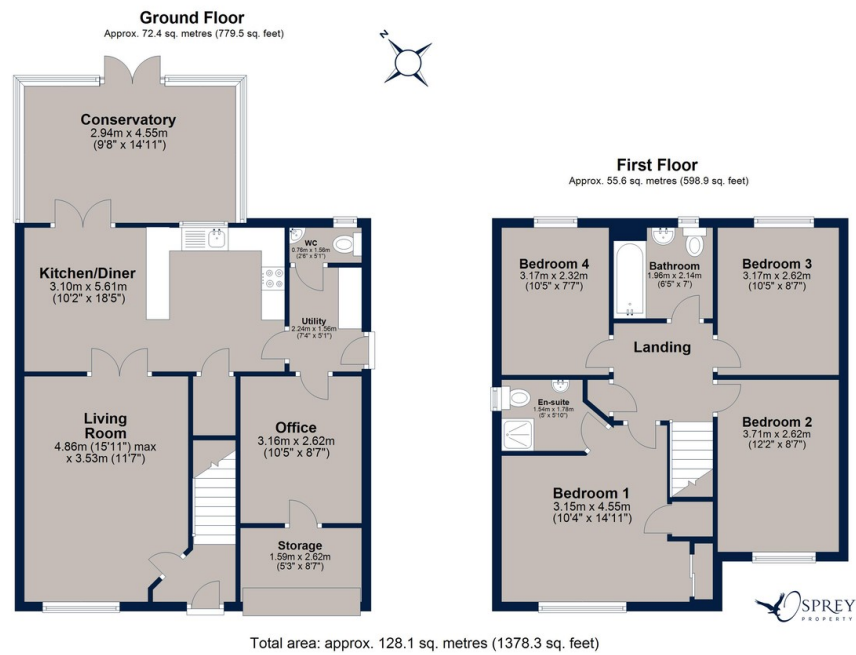
EPC: Rating B

Gas Central Heating

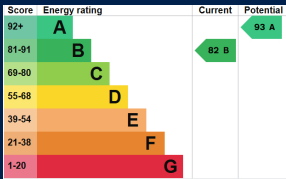




Yates Close, Weldon



A four bedroom detached home benefitting from off-road parking, a conservatory and an open-plan kitchen/dining room. This contemporary home has been continually upgraded, the garage has been converted into a versatile space, which can be used as a study, gym or snug. This naturally light home is located on a private road in a quite cul-de-sac in Weldon.



Osprey Oakham
4 Burley Road
Oakham
Rutland LE15 6DH
01572 756675
oakham@osprey-property.co.uk

Osprey Stamford
7 Red Lion Street
Stamford
Lincolnshire, PE9 1PA
01780 769269
stamford@osprey-property.co.uk

Osprey Oundle
6 Crown Court
Market Place
Oundle, PE8 4BQ
01832 272225
oundle@osprey-property.co.uk

Osprey Melton
8 Burton Road
Melton
Leicestershire, LE13 1AE
01664 778170
melton@osprey-property.co.uk



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements