



17 Ashby Road, Welton, Northamptonshire, NN11 2JS
Guide Price £300,000 Freehold

An immaculately presented and recently extended three bedroom, semi detached property, with parking for several cars. This property has a large private rear garden with a studio, potential to extend further and is set in the highly desirable village of Welton. The accommodation comprises porch, hall, utility, wet room, open plan kitchen, dining and lounge, three bedrooms and a family bathroom. A must to view. NO ONWARD CHAIN. EPC Rating: F

Village Location | Recently Extended | Three Bedroom Semi Detached | Ample Parking | Large Kitchen, Dining/Lounge Area | Large Rear Garden With Studio

modern marketing · traditional values

ENTRANCE PORCH

Hardwood entrance door. Fired earth ceramic tiled floor. Double glazed window to front elevation. Built in cupboard and space for white goods. Hardwood door to:

HALLWAY

Fired earth ceramic tiled floor. Staircase rising to first floor landing. Doors to:

KITCHEN AREA 4.90m x 3.43m (16'1 x 11'3)

Double glazed window to front elevation. Radiator. Rayburn set into chimney. Stainless steel sink and drainer with hot and cold tap over. Electric oven and hob with extractor over. Fitted with a range of wall mounted and base level cupboards and drawers with wood and tiled work surfaces over. Ceramic earth tiled floor. Space for white goods. Tiling to splash back areas. Door to utility and open plan to:

LIVING AREA 3.15m x 5.89m (10'4 x 19'4)

Two double glazed French doors to garden. Radiator. Fired earth ceramic tiled floor.

UTILITY AREA 2.87m x 1.24m (9'5 x 4'1)

Obscure double glazed window to side elevation. Radiator. Fired Earth ceramic tiled floor. Double glazed door to garden. Door to:

WET ROOM 1.85m x 1.32m (6'1 x 4'4)

Obscure double glazed window to side elevation. Low level WC, pedestal wash hand basin and electric shower. Fully tiled.

BEDROOM TWO 4.90m x 3.18m (16'1 x 10'5)

Double glazed window to front elevation. Radiator. Fireplace with stone surround, mantel and hearth and wood burner inset. Engineered oak flooring.

FIRST FLOOR LANDING

Double glazed window to rear elevation. Access to loft space. Doors to:

BEDROOM ONE 4.95m x 2.79m (16'3 x 9'2)

Two double glazed windows to front and rear elevations. Radiator. Engineered oak flooring. Built in cupboards.

BEDROOM THREE 2.36m x 3.18m (7'9 x 10'5)

Double glazed window to front elevation. Radiator. Engineered oak floor. Built in cupboards.

BATHROOM 2.34m x 2.34m (7'8 x 7'8)

Double glazed window to rear elevation. Radiator. Tiled floor. Low level WC, bath with electric shower over, designer sink with hot and cold tap over. Tiling to splash back areas. Built in cupboard.

OUTSIDE

FRONT GARDEN

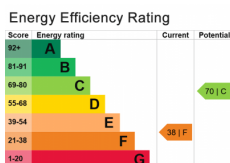
Shared driveway leading to parking space, garden and rear entrance. Picket fencing with gravelled parking area with space for several cars. Pathway to entrance door.

REAR GARDEN

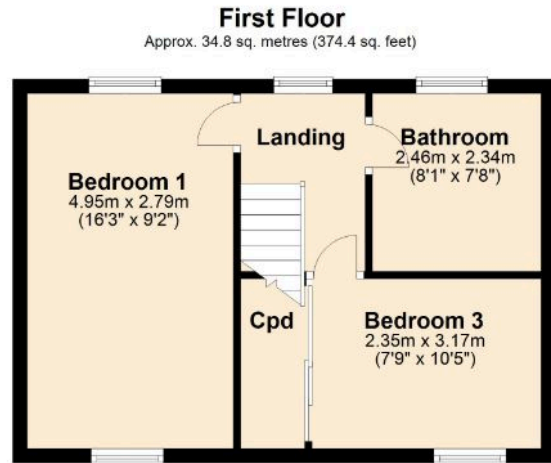
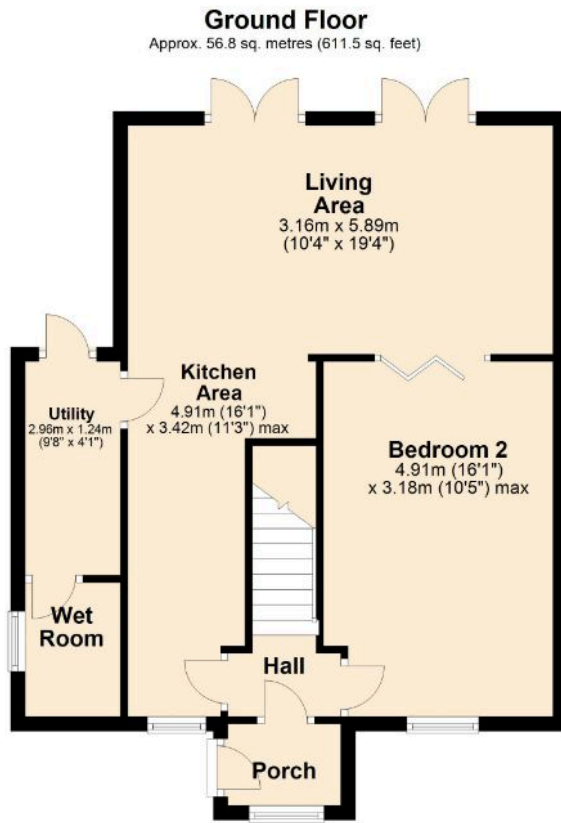
Enclosed by wooden panelled fencing and mature hedges and trees. Wooden gate to parking area. Pathway leading to wooden shed and large wooden studio. Large lawned area.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.



Total area: approx. 91.6 sq. metres (985.9 sq. feet)



LOCAL AREA INFORMATION

Welton is a quaint village 2 miles north of the market town of Daventry with its own public house, church and primary school. Extremely well positioned, residents can enjoy ease of access to a variety of local amenities including golf courses, country parks, rural shopping village, hotels and the high street shops and services offered within Daventry itself. Also less than a mile north of Welton is the hamlet of Ashby St Ledger, where the manor house is known for being the Gunpowder Plot 'command centre'. Situated between the A361 Banbury road and the A5 Watling Street, main road links are well catered for and allow for access to M1 J18 less than 6 miles away, whilst for public transportation, the village of Long Buckby can be reached 5 miles away and has a train station with mainline services to London Euston and Birmingham New Street.

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