



**The Pleck, 46 Churchill Road, Welton, Daventry, NN11 2JH
£365,000 Freehold**

A well presented three bedroom detached bungalow. The property benefits from two outbuildings and a garage and is located on a lovely corner plot with mature gardens, in the village of Welton. The accommodation comprises hall, lounge/dining room, three bedrooms, kitchen, and garden room. Outside are mature front and rear gardens, large parking area, driveway and garage. EPC: D. Council Tax Band: D.

Three Bedroom Detached Bungalow | Village Location | Driveway With Parking For Several Vehicles | Garage | Private Mature Gardens | Two Outbuildings

modern marketing · traditional values

ENTRANCE

Enter via obscure double glazed door to:

ENTRANCE HALL

Doors to all rooms. Built in cupboard, Radiator and loft hatch.

LOUNGE/DINING ROOM 6.58m x 4.24m (21'7 x 13'11 max)

Double glazed sliding doors to garden and double glazed window to garden. Two radiators.

KITCHEN 2.72m x 2.67m (8'11 x 8'9)

Double glazed window and door to garden room. Luxury vinyl flooring. Wall and base level units with hardwood work surfaces. Stainless steel sink with hot and cold mixer tap over. Double oven, halogen hob and extractor over. Tiled splash back areas.

SHOWER ROOM 1.98m x 1.98m (6'6 x 6'6)

Obscure double glazed window to side elevation. Ceramic tiled floor. Fully tiled. Double shower unit. Low level WC and pedestal hand wash basin with hot and cold mixer tap.

BEDROOM ONE 3.05m x 3.18m (10' x 10'5)

Double glazed window to front elevation. Built in wardrobes. Radiator.

BEDROOM TWO 3.23m x 2.01m (10'7 x 6'7)

Double glazed window to front elevation. Built in wardrobes. Radiator.

BEDROOM THREE 2.24m x 2.06m (7'4 max x 6'9)

Double glazed window to side elevation. Built in wardrobes and radiator.

GARDEN ROOM 2.64m x 3.12m (8'8 x 10'3)

All double glazed. Two double glazed doors to both sides. Hard wood work surfaces and space for white goods.

OUTSIDE

FRONT GARDEN

Block paved parking and driveway to garage with up and over door. Pebbled parking with mature flowers and shrubs and hedged borders.

REAR GARDEN

Enclosed by wood panelled fencing and mature hedges. Access gate to front. Two outbuildings and garage all with glazed access doors. A lovely rural country garden, filled with flowers, trees and shrubs and a hedged pathway to access gate and outbuildings. Two patio areas.

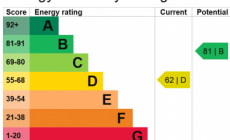
OUTBUILDING ONE 1.98m x 3.89m (6'6 x 12'9)

OUTBUILDING TWO 1.98m x 3.48m (6'6 x 11'5)

DRAFT DETAILS

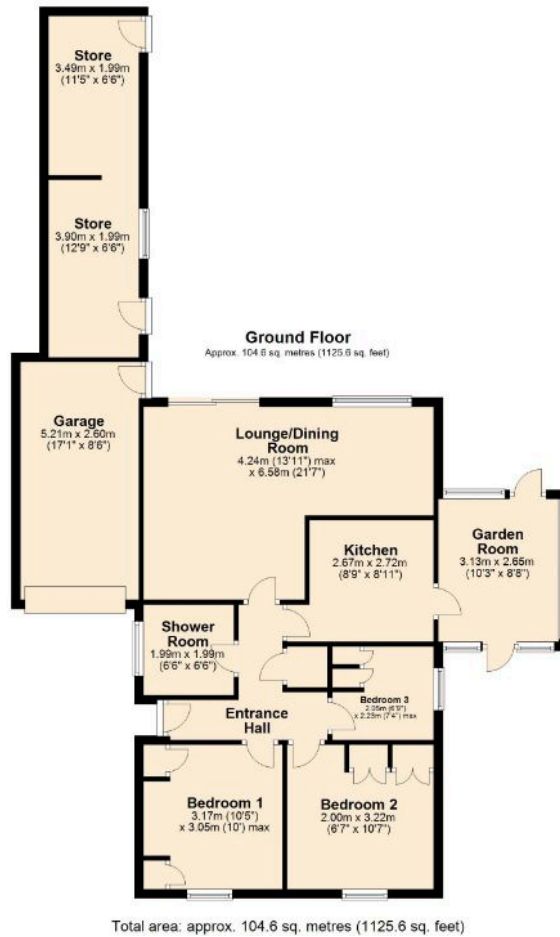
At the time of print, these particulars are awaiting approval from the Vendor(s).

Energy Efficiency Rating



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.

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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 (rated 'outstanding' by Ofsted 2022). 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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