



**42 Ashby Road, Welton, Northamptonshire, NN11 2JS**  
**Guide Price £295,000 Freehold**

A three bedroom property in the sought after village of Welton. The property has a large enclosed garden with fields and stunning countryside views to the rear. The property also benefits from ample parking to the front of the property. The accommodation comprises lounge, conservatory, kitchen, bathroom, cloakroom, staircase to first floor landing and three bedrooms. Outside there is multi car parking to the front. To the rear is a landscaped garden with decking area, shed & summerhouse. EPC Rating: TBC. Council Tax Band: B

**Three Bedroom Semi Detached | Stunning Countryside Views To Rear | Parking For Several Cars | Kitchen/Dining Room | Large Conservatory | Sought After Location**

**modern marketing · traditional values**

## ENTRANCE HALL

Composite entrance door with obscure double glazed panels. Wood effect laminate flooring.

## LOUNGE 4.90m x 3.23m (16'1 x 10'7)

uPVC double glazed window to front elevation. Two radiators. Electric fireplace. Wood and glass panel double doors to:

## KITCHEN 4.88m x 3.78m (16'0 x 12'5)

uPVC double glazed windows to front and rear elevations. Radiator. Wall and base units with roll top work surfaces over. Composite sink. Pantry. Induction hob with extractor. Double oven. Tiling to splash back areas.

## CONSERVATORY 2.90m x 4.42m (9'6 x 14'6)

uPVC double glazed. Radiator. Decorative tiled floor.

## BATHROOM

uPVC obscure double glazed window to side elevation. Suite comprising bath with shower and vanity sink. Tiling to splash back areas.

## WC

uPVC obscure double glazed window to side elevation. Radiator. Low level WC.

## FIRST FLOOR LANDING

uPVC double glazed window rear elevation. Radiator.

## BEDROOM ONE 4.90m x 2.34m (16'1 x 7'8)

uPVC double glazed window to front and rear elevations. Radiator. Built in wardrobe.

## BEDROOM TWO 2.39m x 4.11m (7'10 x 13'6)

uPVC double glazed window to front elevation. Radiator. Wardrobe.

## BEDROOM THREE 2.41m x 2.41m (7'11 x 7'11)

uPVC double glazed window to rear elevation. Radiator.

## OUTSIDE

### FRONT GARDEN

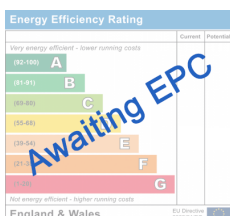
Block paved driveway for four cars.

### REAR GARDEN

Decked and patio. Two sheds and summerhouse. Enclosed by fencing on two sides. Wire fencing to rear. Hot tub and housing.

### DRAFT DETAILS

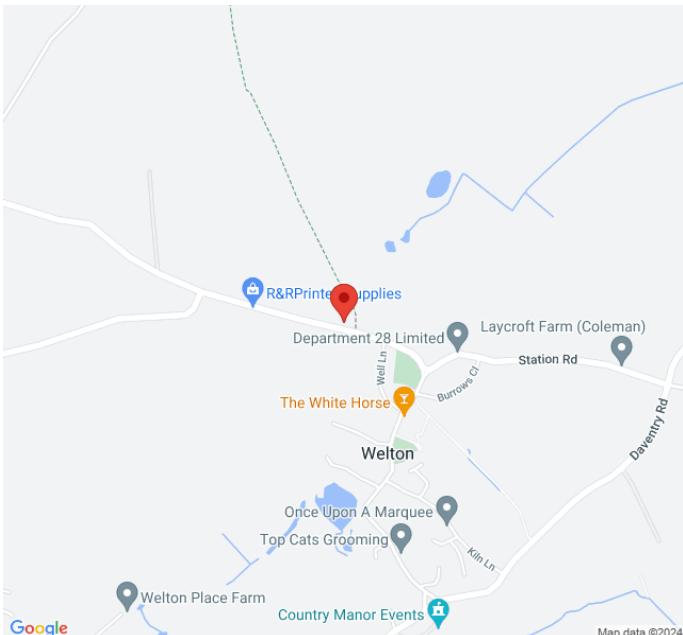
At the time of print, these particulars are awaiting approval from the Vendor(s).



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. 93.8 sq. metres (1009.6 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 (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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