

5 Wakefield Drive
Welford
Northampton
NN6 6HN

£525,000



OSCAR JAMES

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WHAT'S GREAT?

This stunning four bedroom detached home has so much to offer and lies within a plot size of 1/3 acre. The property is situated in the popular village of Welford and benefits from a well presented interior with an extended floorplan which allows flexibility of use.

The accommodation on offer briefly comprises an entrance porch leading through to the light and airy hallway, guest WC, generously sized living room with feature fireplace and an open plan design to the dining room, generously sized home office/family room, modern contemporary kitchen with granite worktops and a range of built-in appliances, larger than average utility room, and the ground floor is completed with a splendid sun room with an abundance of natural light.

To the first floor you will find the modern family bathroom with a four piece suite including shower enclosure and four double bedrooms with the principle bedroom featuring an ensuite wet room.

Outside the property expect to see beautifully maintained gardens with a driveway providing off road parking and access to the garage. The enclosed rear garden can be found predominantly laid to lawn with a host of well stocked planted borders and trees, timber shed/workshop, extensive porcelain patio area also benefitting from a Weinor electric extending pergola with heated lamps. The garden offers a good degree of privacy and distant field views

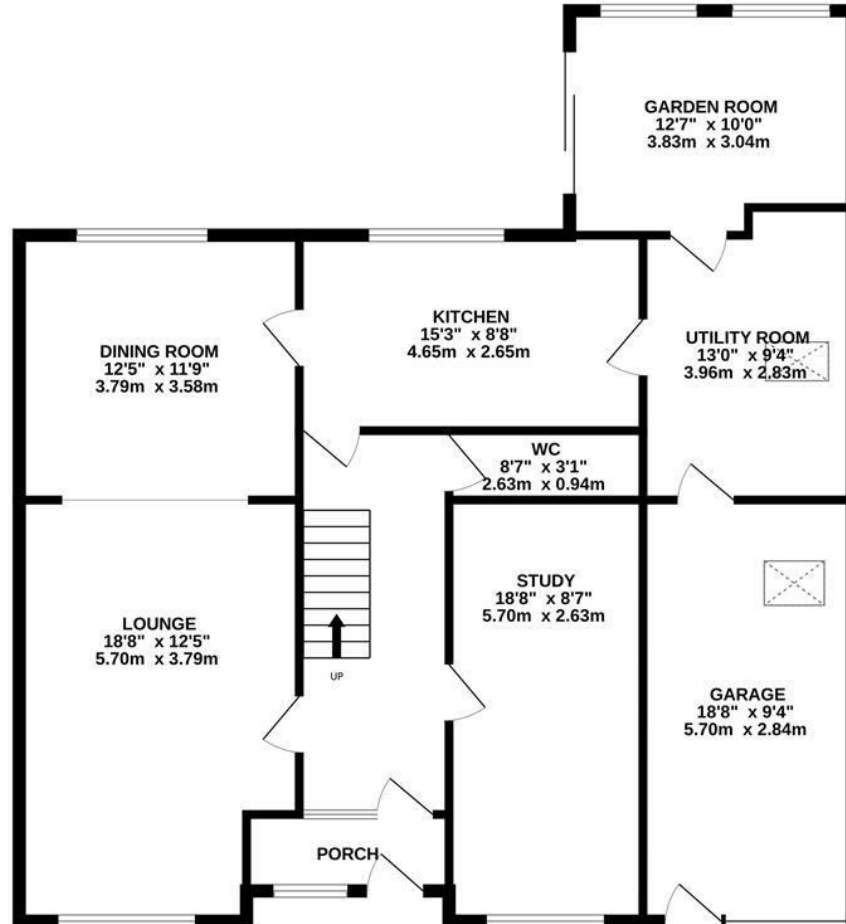
The property also benefits from owned photovoltaic panels generating an annual income of approximately £2,200 per annum for a further 16years.

The village of Welford has a good range of amenities with a post office, village shop, garage with MOT & petrol services, public house, primary school, sports field and a church. Husbands Bosworth, just three miles away, has a small supermarket and medical centre. Communications to the area are superb with the A14, M1 and M6 all in close proximity. Rail services are at Market Harborough and Rugby offering direct links to London

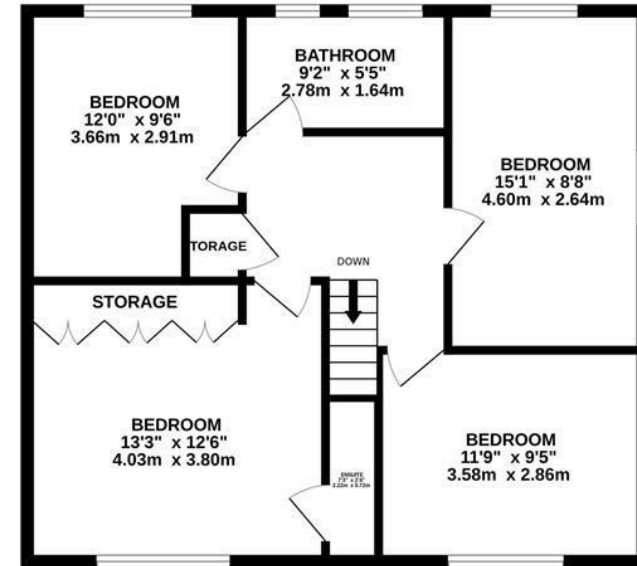
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Floor Plan

GROUND FLOOR
1240 sq.ft. (115.2 sq.m.) approx.



1ST FLOOR
669 sq.ft. (62.1 sq.m.) approx.









TOTAL FLOOR AREA : 1909 sq.ft. (177.3 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...

-  Spacious living room with dining room, sun room and a home office/family room
-  Modern contemporary kitchen with a range of built in appliances and granite worktop
-  Four double bedrooms
-  Guest WC, family bathroom with a four piece suite and wet room to the principle bedroom
-  1/3 Acre plot with gardens to front, rear and side offering a good degree of privacy
-  Off road parking for 2-3 cars and access to the single garage





SELLER'S SECRET

We have thoroughly loved living here and seeing our children grow up here has made this such a happy home. We love the village too and with all of its amenities and easy access to the major roads has made it very beneficial.



Why we like it....

We just love this house as it offers so many features that buyers are looking for including the extended accommodation allowing great flexibility for how you use many of the rooms, sizeable gardens with a 1/3 acre plot and lovely distant views across neighbouring countryside.

To buy or not to buy....

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