



**Wakefield Drive, Northampton, NN6 6HN**

**ANDREW  
GRANGER & CO**

Part of  
**SHELDON  
BOSLEY**  
KNIGHT

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# Property Description

A modern three bedroom detached village home requiring some upgrading and modernisation, boasting countryside views to the rear.

The village of Welford which lies close to the borders of Leicestershire and Northamptonshire and has a local post office/store, primary school, garage, public house, church and bus services. neighbouring centres include Northampton (approximately 15 miles), Leicester (approximately 17 miles), Rugby (approximately 10 miles), Market Harborough (approximately 8 miles), and Lutterworth (approximately 9 miles). Mainline rail services run from Rugby and Market Harborough directly to London.

The entrance hallway with a wood block flooring has a staircase rising to the first floor and has a connecting door that leads through to the dual aspect living room with a fireplace with space for fire, window to the front elevation and a sliding door which leads out to the rear garden.

The kitchen has a range of units with an inset stainless steel sink and drainer, complimentary worktop, space for an electric oven, understairs pantry, door to utility area and a window to the rear.

To the first floor there are two double bedrooms and a single bedroom. The family bathroom is fitted with a three piece suite that comprises of a bath with a shower over, w/c and wash hand basin, window to rear elevation.

Outside: To the front of the property there is a lawn with borders, with a driveway to the side which in turn gives access to the garage which is fitted with an up and over door, a door leads into the utility area to the rear fitted with a ceramic white sink, plumbing for appliance and a door to the rear patio.

The rear garden is set across two levels with a block paved patio area, extensive lawns and a timber garden shed. there are views to the rear over open countryside to the rear.







## Key Features

- Three Bedroom Detached Family Home
- Requires Upgrading/Modernisation
- Entrance Hallway
- Living Dining Room
- Kitchen
- Three First Floor Bedrooms
- Family Bathroom
- Front & Rear Garden
- Countryside Views
- No Upward Chain

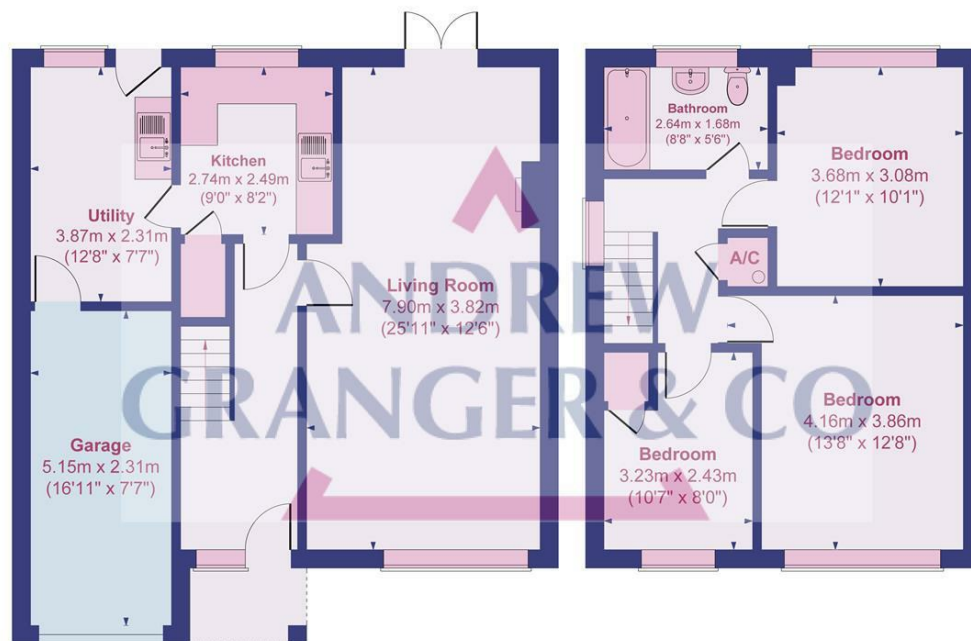
**£325,000**







**Approximate Gross Internal Area**  
**102.2 sq. m. (1100 sq. ft.)**  
**Garage At 11.8 sq. m. (127 sq. ft.)**  
**Total 114.0 sq. m. (1227 sq. ft.)**



**Ground Floor**  
 Floor area 55.8 sq.m. (601 sq.ft.) approx  
 Garage 11.8 sq.m. (127 sq.ft.) approx

**First Floor**  
 Floor area 46.4 sq.m. (499 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As  
 built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - F

Tenure - Freehold

Council Tax Band - D

Local Authority  
 Daventry

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee





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on 01858 431315

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