



Salford Close, Welford, NN6 6JJ

Part of
**ANDREW
GRANGER & CO**

**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS

Property Description

This spacious detached family home is situated on a quiet cul de sac location in the sought after village of Welford.

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), Market Harborough (approximately 8 miles) Mainline rail services run from Rugby and Market Harborough directly to London.

The property has been extended to provide well planned and flexible living accommodation across two floors.

The property briefly comprises of an entrance hallway that has connecting doors to the main reception rooms, a staircase rising to the first floor and a door leading to the guest cloakroom.

The living room has a recess for fire, door to the garden room and a further door that gives access to a ground floor bedroom/teenager suite with access to the garden and a connecting door leads into the en-suite shower room which is fitted with a three piece suite.

The well appointed modern kitchen is fitted with a range of base and wall units, integrated appliances include Refrigerator, freezer, automatic dishwasher, two ovens and grills to include hotplate drawer and microwave, four ring electric ceramic hob, a connecting door leads into the dining room which has tilt and slide patio doors to the conservatory which boasts views and access out into the rear garden.

To the first floor there are four bedrooms, the principle bedroom has a range of wardrobes that provide hanging and storage space and an ensuite shower room fitted with a shower cubicle, wash hand basin and a low level w/c. The family bathroom serves the further three bedrooms.

outside: To the front of the property there is a driveway with a lawn to side, double attached garage with remote controlled up and over door and the rear garden is laid mainly to lawn with shrub borders



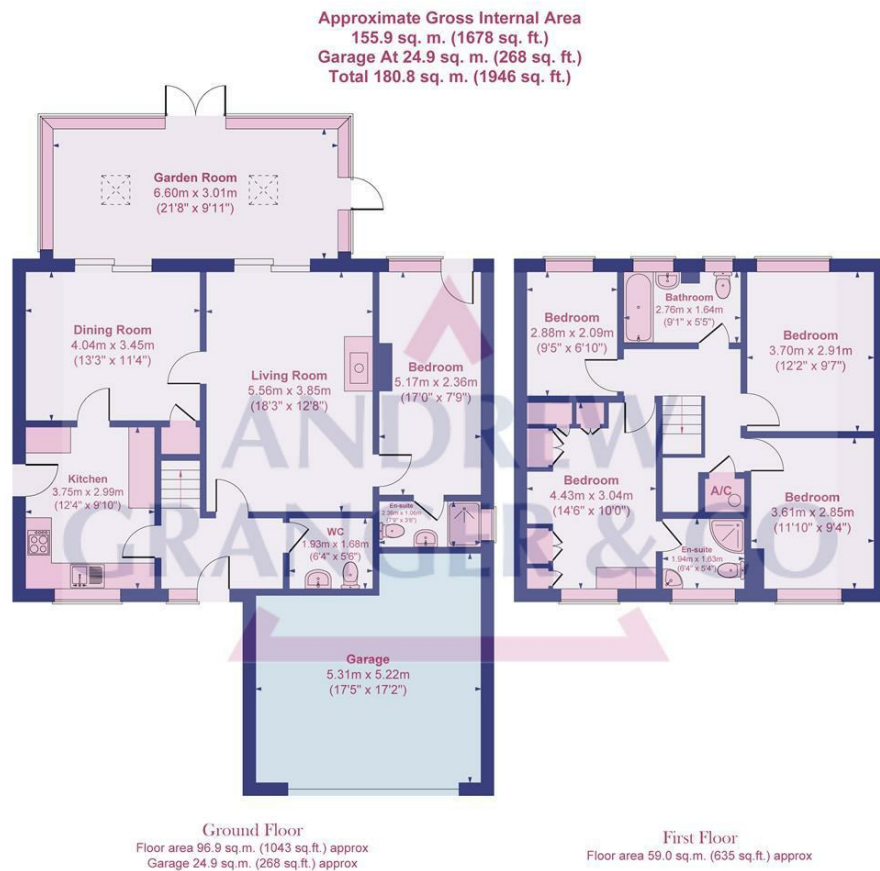


Key Features

- Detached Family Home
- Sought After Village Location
- Entrance Hallway, Guest Cloakroom
- Living Room,, Garden Room
- Modern Kitchen With Built In Appliances
- Formal Dining Room
- Ground Floor Bedroom With En-Suite
- Four First Floor Bedrooms (Principal With En-Suite)
- Double Garage, Parking
- Established Garden

Price Guide
£475,000





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 - E

Tenure - Freehold

Council Tax Band - E

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



To view this property please contact our Market Harborough (Sales) office
on 01858 431315

Part of
**ANDREW
GRANGER & CO**

Part of
**SHELDON
BOSLEY
KNIGHT**
LAND AND
PROPERTY
PROFESSIONALS