



Connells

Millers Road
Welford Northampton

Millers Road Welford Northampton NN6 6NE

for sale offers over
£375,000



Property Description

This wonderful FOUR-bedroom Semi-detached home has a garage, good size garden and 2 parking spaces.

The property is sympathetically designed and built using a selection of both stone and brick construction is situated just off Newlands Road in Welford, lying among open farmland and countryside, close to the Northamptonshire and Leicestershire borders.

There is a well-regarded primary school in Welford, with secondary schooling at the respected Guilsborough Academy.

Welford is a picturesque village lying among open farmland and countryside close to the Northamptonshire and Leicestershire borders.

Situated just a few miles from the M1 and M6 means ready access to the north, south and west. The A14, running east and west, is also only a couple of miles away. From there, Rugby is just ten miles further on and Coventry is quickly reached via the M45/A45. Birmingham is only 45 minutes away via the M6.

Living in a rural setting and enjoying a more relaxing way of life doesn't mean compromising on travel to the world beyond, whether for work, leisure or holidaying. The town of Market Harborough is approximately seven miles to the north-east and provides an extensive array of shopping, commercial and leisure amenities. Leicester and Northampton are equidistant to the north and south, and Rugby and Kettering to the west and east, all

with large commercial centres and extensive amenities.

Entrance Hall

7' 8" x 11' 2" (2.34m x 3.40m)

Serves a bright and welcoming introduction to this modern semi-detached house, offering ample space for greeting guests and accessing the main areas of the house

Ground Floor Wc

2' 6" x 6' 6" (0.76m x 1.98m)

Situated just off the entrance hall and comprises a low level WC and wash hand basin

Lounge

10' 11" x 14' 7" (3.33m x 4.45m)

A warm and inviting space, beautifully presented and generously sized, offering ample space for a range of furnishings, natural light floods in through a large front facing window and being neutrally decorated

Kitchen/Diner

18' 5" x 10' 7" plus recess (5.61m x 3.23m plus recess)

Contemporary fitted wall and base units providing ample storage, marble work tops, integrated oven, hob and extractor fan, stainless steel sink with mixer tap, double glazed window overlooking the rear garden, high quality flooring and storage includes Solar Panel Battery. The dining area flows effortlessly from the kitchen with French doors

leading out to the rear garden

Landing

Airing cupboard with water tank

Bedroom 2

9' 3" x 7' 10" (2.82m x 2.39m)

This well-proportioned double bedroom situated on the first floor, offering a peaceful and comfortable space, large rear facing window provides ample natural light and views over the private rear garden

Bedroom 3

10' 4" x 12' 4" (3.15m x 3.76m)

A bright and versatile room having double glazed window to the front and carpet flooring

Bedroom 4

10' 11" x 10' (3.33m x 3.05m)

Having walk in wardrobe, skylight window and storage

En-Suite

Comprising shower cubicle, WC and wash hand basin, contemporary tiling on walls and flooring providing a clean and fresh look, Velux window allows for natural light and ventilation

Second Floor

Bedroom 1

10' 4" x 12' 11" (3.15m x 3.94m)

Occupying the entire second floor of the house, a spacious, private retreat, generously

sized double bedroom with ample space for additional furniture, large window floods the room with natural light and door leading to the en-suite

En-Suite

7' 2" x 6' (2.18m x 1.83m)

A fully tiled shower cubicle with glass enclosure, a wash hand basin and low-level WC and Velux style roof window provides natural light

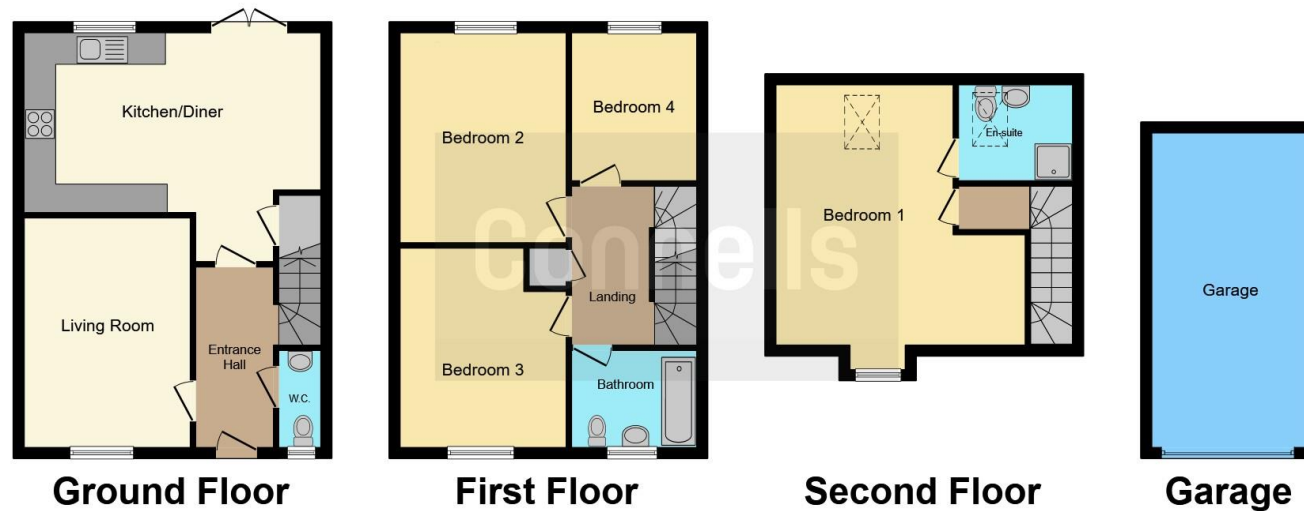
Outside

A paved pathway leading to the front door, off road parking and garage. The rear garden is fully enclosed, having a lawned border, patio area provides the perfect spot for outdoor dining or summer BBQ's









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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 MARKET HARBOROUGH LE16 7DS

EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/MKH307982



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