



2 Welton Park, Welton, Northamptonshire, NN11 2JW

HOWKINS &
HARRISON

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Northamptonshire, NN11 2JW

Offers In The Region Of: £695,000

A well presented four bedroom detached family home situated in the popular village of Welton. Occupying a generous size elevated corner plot with a stunning view of St Martin's Church. The property sits just on the approach to Welton Park offering gardens to three sides and parking for several vehicles.

The current owners have made beneficial improvements and upgrades to the property resulting in a spacious modern family home. The ground floor comprises, a triple aspect sitting room, dining room, fitted kitchen, utility room and study. The first floor includes primary bedroom with dressing area and en-suite shower room. There are three further bedrooms and a spacious fitted family bathroom. Outside there is ample off road parking, garage and attractive wrap around gardens.



Location

Welton is a highly regarded village located about two miles north of the market town of Daventry and about 11 miles west of the county town of Northampton. The town of Rugby is approximately 7 miles to the north. The village has a fine parish church, village hall, public house and a primary school with an excellent reputation. There is good access to the M1 motorway at junctions 16 and 18, as well as train services from Rugby, Long Buckby (2.5 miles) and Northampton, with journey times to London Euston of around one hour. There is a wide range of both state and independent schools in the area catering for all age groups. Sporting activities in the area include golf at Daventry, Staverton and Hellidon Lakes, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, horse racing at Towcester and motor racing at Silverstone. Welton has its famous Soap Box Derby annually. The area is well known for its canal system, there are a number of marinas for narrowboats and many country walks..



Accommodation Details - Ground Floor

The spacious front entrance hallway leads to the cloakroom WC, kitchen and the triple aspect sitting room which is a lovely light and spacious room, complemented by picture windows overlooking the gardens to the side and rear and the village church to the front. The focal point of this room is the multi fuel burning stove. The dining room can be accessed via the sitting room and has sliding patio doors which provide access onto the rear garden. The kitchen is fitted with a comprehensive range of base and wall units with integrated appliances including double oven, microwave, hob, fridge and dishwasher. A second entrance provides alternative access to the house via a boot room/ utility room and through access to the rear garden. A good sized study is also located this side of the property giving the house versatile accommodation for a potential annexe. A rear lobby leads to the garage from the house.

First Floor

The landing has a large picture window to the front aspect with views over the church and countryside. The primary bedroom suite comprises a dressing area, built in wardrobes and a fully tiled ensuite shower room. There are two further double bedrooms with bedroom two also benefitting from sizeable built in wardrobes. Bedroom four overlooks the garden. The spacious family bathroom is fitted with a four piece suite comprising of panel enclosed bath, low level WC, wash hand basin and walk in shower.





Outside

The property occupies a generous size corner plot with lovely views of the village church. The driveway provides ample off road parking for several vehicles. There is mature hedging to the front and side boundaries and a pathway wraps around the side of the house to the rear garden. The attractive well maintained rear garden has a paved patio running the length of the property with steps leading to a lawned garden and seating area in front of the timber summer house which is ideal for alfresco dining. There are well stocked flower and shrub borders and mature trees offering a good deal of seclusion.

Features

- Individual detached family home
- Desirable village location overlooking the Church
- Elevated and private corner position
- Three reception rooms
- Modern fitted kitchen
- Four bedrooms
- Primary bedroom with a dressing area and ensuite
- Ample off road parking and garage
- Attractive private and established enclosed rear garden
- Energy Rating- D





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01788 564666

Fixtures and Fittings

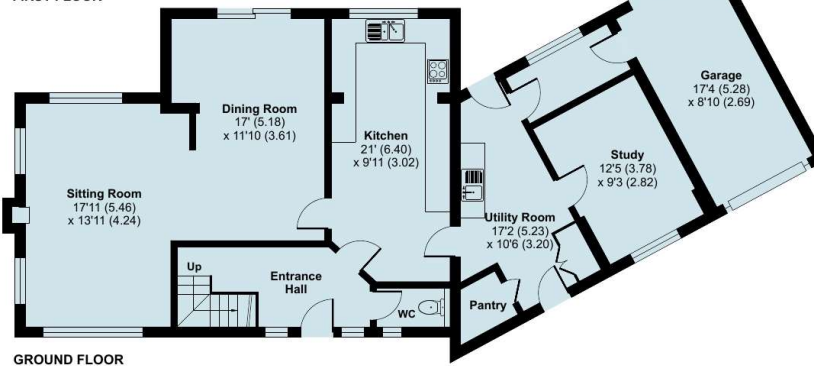
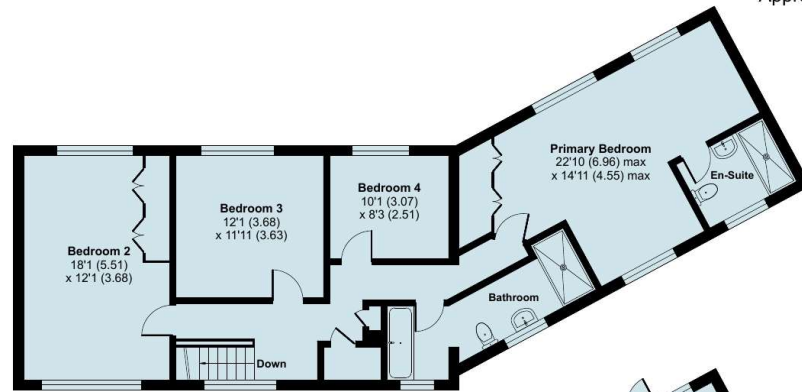
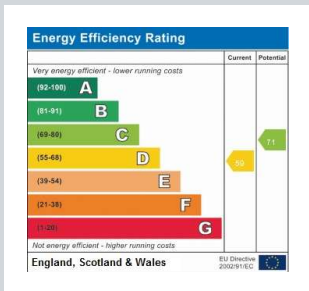
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council Tel:0300-126700
Council Tax Band - E



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2024. Produced for Howkins & Harrison. REF: 1116190

Welton Park, NN11

Approximate Area = 2156 sq ft / 200.3 sq m
Garage = 153 sq ft / 14.2 sq m
Total = 2309 sq ft / 214.5 sq m

For identification only - Not to scale

Howkins & Harrison

27 Market Square, Daventry, Northamptonshire NN11 4BH

Telephone 01327 316880
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



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