



39 Churchill Road, Welton, Northamptonshire, NN11 2JH

HOWKINS &  
HARRISON

39 Churchill Road, Welton,  
Northamptonshire, NN11 2JH

Guide Price: £500,000

An attractive, double-fronted detached home offered with no onward chain, set in the peaceful and highly desirable village of Welton. This spacious and versatile property features both front and rear gardens, along with the benefit of a garage and private off-road parking for multiple vehicles – perfectly suited for relaxed village living with excellent local amenities close by.

#### Features

- Detached double-fronted home
- Village location
- Offered for sale with no onward chain
- Four bedrooms with en-suite to master
- Fitted kitchen/diner and downstairs cloakroom
- Family bathroom
- Three reception rooms
- Integral garage
- Front and rear gardens
- Good road links to local amenities
- EPC Rating - D



## Location

The highly regarded village of Welton is 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 and a half miles) and Northampton, with services to London Euston with journey times 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. The area is well known for its canal system and there are a number of marinas for narrowboats.

## Ground Floor

The front door opens to a welcoming entrance porch, laid with classic quarry tiles and flanked by windows on both sides,



creating a light and airy feel. A door leads into the central hallway, providing access to all principal rooms and the staircase to the first-floor accommodation, along with a convenient side door leading to the driveway/parking area.

The ground floor boasts three versatile reception rooms. The spacious sitting room features windows to the front and double doors opening to the side access, complemented by a flame-effect stove set within a traditional fireplace with a wooden mantel, brick surround, and hearth. A bright and adaptable room at the front of the property offers flexible use, ideal as a second sitting room, playroom, or home office, with a large window overlooking the front garden.

The well-appointed fitted kitchen offers a range of base and wall units with ample work surfaces, incorporating a 1.5-bowl composite sink, ceramic hob, double oven, and integrated under-counter fridge. There is also space and plumbing for a washer/dryer and dishwasher. Just off the kitchen, you'll find a handy cloakroom with a WC and wash basin, with the formal dining room adjoining.

## First Floor

The spacious and open landing provides easy access to all rooms and includes two built-in double wardrobes for added storage. There are four well-sized double bedrooms, three of which feature built-in wardrobes. The main bedroom benefits from an en-suite shower room, while the family bathroom is fitted with a shower over the bath, WC, and wash basin.



## Outside

To the front, the property has an established garden with neatly planted shrubs and flowers, and a paved path leading to the front door that continues round to the side of the house, all enclosed by a wrought iron fence.

The block-paved driveway sits behind a traditional five-bar gate and offers shared access, leading to a single garage and off-road parking for two vehicles. There's also a side door providing convenient access to the property, with gated paths on both sides allowing access to the rear garden.

The rear garden is a tucked away offering a well-balanced mix of lawn and paved patio. It features established borders, a wooden storage shed, and the oil tank, all neatly enclosed by a solid brick-built wall that offers privacy.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison on Tel: 01327-316880.

## Fixtures and Fittings

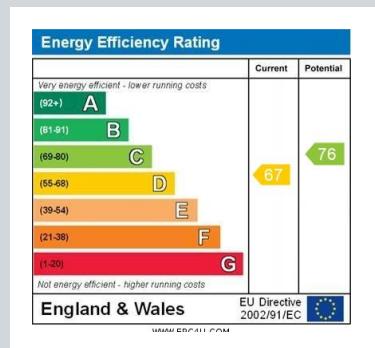
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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 – G



## Howkins & Harrison

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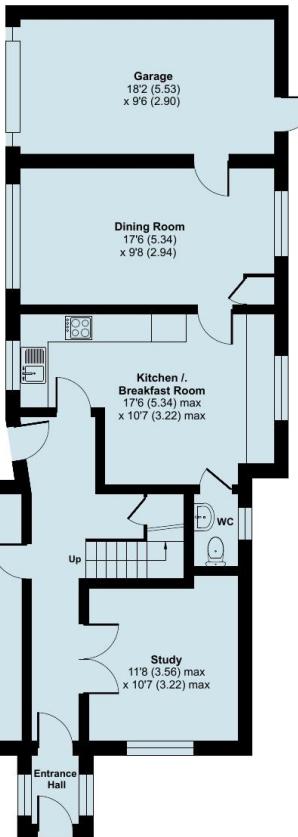
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GROUND FLOOR



FIRST FLOOR

## Churchill Road, Welton, Daventry, NN11

Approximate Area = 1796 sq ft / 166.8 sq m

Garage = 171 sq ft / 15.8 sq m

Total = 1967 sq ft / 182.6 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2025. Produced for Howkins & Harrison. REF: 1295949



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