

make the move



## 6 Woodford Glebe

WELFORD, NORTHAMPTONSHIRE.  
NN6 6AF

Offers over:  
**£175,000**

An opportunity to purchase a 77% share of a two bedroom semi-detached property in this popular location.

The property offers the following accommodation: Entrance hall, Sitting room, Dining kitchen, two bedrooms and a bathroom.

To the outside, the property boasts a generous size garden.

This property is offered chain free.

- Shared Ownership
- Village location
- Two bedrooms
- Bathroom
- Dining kitchen
- Sitting room
- Garden
- EPC F

## LOCATION

Welford, which was noted in the Domesday Book, sits adjoining the main road from Leicester to Northampton and provides excellent access on to the A14 at Junction 1 as well as further motorway communications on the M1 and M6. Welford benefits from a garage, primary school, church and post office and general store. The nearby town of Market Harborough provides exclusive shopping, leisure and all amenities which benefits from a mainline rail service to London St Pancras International, which may be reached in approximately one hour.

## ACCOMMODATION

Accessed via part glaze door, under canopy roof with courtesy lighting.

## ENTRANCE

Stairs leading to first floor accommodation, window to side elevation, ceramic tiled floor, door through to:

## STIING ROOM

Window to front elevation, coved cornice to ceiling, hard flooring, dado rail.

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## KITCHEN / DINING ROOM

Window to rear elevation, part glazed door opening out onto the rear garden. Range of base units with preparation surface with inset double sink and drainer with mixer tap over, space and plumbing for washing machine, freestanding cooker, space for fridge freezer, further range of eye level units, spot lighting to ceiling. There is ample space for a dining table if desired.

## STAIRS TO:



## FIRST FLOOR ACCOMMODATION

### LANDING

Window to side elevation, airing cupboard providing additional shelving.

### BATHROOM

Fully tiled bathroom providing panelled bath, low flush w.c., pedestal wash hand basin, wall mounted heated towel rail, obscure glazed window to rear elevation, laminate flooring.

### BEDROOM ONE

Window to front elevation,

### BEDROOM TWO

Window to rear elevation with views across the garden and beyond.

## OUTSIDE

To the front of the property a driveway serves the property with space for two cars. An area of lawn to the front provides for low maintenance. To the rear of the property, the boundary is depicted by a close boarded timber fence, the garden has a patio area adjoining the rear of the kitchen which provides for all outdoor entertaining. The remainder of the garden is laid to lawn for ease of maintenance.

## IMPORTANT INFORMATION

77% shared ownership property is through Rural Housing Trust Limited with a monthly rent payable of £142.40 in respect of the remaining 23% with 93 years lease remaining.

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