



14 ROUNDHOUSE CLOSE | WELFORD, NORTHAMPTONSHIRE.



# 14 ROUNDHOUSE CLOSE, WELFORD, NORTHAMPTON. NN6 6NN

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A four bedroom semi-detached property within this popular location. The property is displayed and maintained to exacting standards and benefits from an air source heat pump.

## 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 many amenities 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 a glazed inset door with brushed steel hardware under a canopy porch with slate roof and external canopy lighting.

## ENTRANCE HALL

All principal accommodation off. Karndean flooring.

## CLOAKROOM

Low flush w.c., wash hand basin, obscure glazed window to front elevation, Karndean flooring.

## LOUNGE

Window to front elevation.

## DINING KITCHEN

## DINING AREA

Glazed double doors with complimentary glazed side panels providing views across the rear garden, Karndean flooring, full height double storage cabinetry., low voltage recessed spots to ceiling, underfloor heating.

## KITCHEN AREA

Providing a wide range of Shaker style base and draw units with brushed steel hardware, preparation surface over, complimentary upstand, one and a half bowl inset stainless steel sink and drainer with mixer tap over, integrated dishwasher, integrated fridge / freezer, eye level stainless steel single oven, induction hob with stainless steel extractor canopy over, glass splash back, integrated washing machina, range of corresponding I eye level units with under unit lighting, windows to rear elevation, Karndean flooring with under floor heating, recessed spots to ceiling, windows to rear elevation.

## STAIRS TO

Window to side elevation.

## FIRST FLOOR ACCOMMODATION

## LANDING

Full height cupboard providing storage.

## BEDROOM TWO

Window to front elevation. A range of mirrored fitted wardrobes providing ample hanging and storage.

## BEDROOM THREE

Window to rear elevation.

## FAMILY BATHROOM

Partially tiled, panelled bath with glazed screen, back to wall w.c., with wall mounted flush plate, back to wall wash hand basin with lever mixer tap, tiled floor, wall mounted, heated chrome towel rail, led recessed spot lighting, obscure glazed window to front elevation.



#### STAIRS TO:

#### MASTER BEDROOM

Velux window to rear elevation, ample storage to eaves, door through to:

#### EN-SUITE SHOWER ROOM

Partially tiled, fully tiled shower enclosure with wall mounted chrome fittings and glazed screen, back to wall w.c., with wall mounted flush plate, back to wall wash hand basin with lever mixer tap, tiled floor, wall mounted, heated chrome towel rail, led recessed spot lighting, Velux window.



#### OUTSIDE

To the front of the property an area of lawn is flanked by specimen shrubs, the boundary is depicted by a close boarded fence, A timber gate provides access to the rear garden.

To the rear of the property, a spacious patio is ideal for all outdoor entertaining and al-fresco dining, The garden is mainly lawn with raised beds and areas of hard; landscaping for ease of maintenance, external power sockets along with a hot and cold tap, a paved pathway to the side provides access to the front.

#### GARAGE

The garage to the front is of brick construction with pitched roof, up and over door and parking space for one vehicle.

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