



48 The Leys, Welford, Northamptonshire, NN6 6HS

HOWKINS &  
HARRISON

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Welford, Northamptonshire,  
NN6 6HS

Guide Price: £410,000

Nestled in the charming village of Welford, Northamptonshire, this delightful five bedroom detached family home is a true gem waiting to be discovered. As you step inside, you are greeted by two inviting reception rooms, one of which features a cosy wood burning stove. This property is ideal for a growing family, with four of the bedrooms generously sized doubles, offering ample space for everyone. The property benefits from off-road driveway parking and a single garage, providing plenty of space for your vehicles. The enclosed rear garden offers a private sanctuary where you can unwind and enjoy some outdoor relaxation.

### Features

- Popular village location
- Five bedrooms, four of which are double
- Two reception rooms
- Wood burning stove
- Utility room
- Downstairs cloakroom
- Garage
- Driveway parking
- Enclosed rear garden



## Location

Welford is a picturesque village nestled within open farmland and countryside, close to the Northamptonshire and Leicestershire borders. Dating back to medieval times, the village boasts some 38 listed buildings, which account for much of its historic charm and appeal. The village is situated on the River Avon, on the edge of the popular Jurassic Way walking circuit, and has a marina sited on an arm of the Grand Union Canal. These features combine to make it very popular with walkers, cyclists, artists, and wildlife enthusiasts.

The village is very well positioned for the commuter with ready access to the north, south and west via the A14, M45/A45. Birmingham is only 45 minutes away via the M6. Both Birmingham International and East Midlands airports are within a 45-minute drive. The nearest train stations are Market Harborough, Long Buckby and Rugby, all of which are roughly 20 minutes' drive from the village. The Market Harborough station is on the Midland mainline route (Sheffield to London) taking you in to London St. Pancras in around an hour. Rugby and Long Buckby Stations access Northampton, with direct trains south to Milton Keynes and London Euston, west to Coventry and Birmingham, and north to Stafford, Stoke on Trent and the whole of the northwest. Rugby station also offers a direct train service to London Euston taking 50 minutes.



## Ground Floor

The property opens into a porchway which in turn leads through to the spacious entrance hall, with solid oak flooring, stairs with useful under storage, rising to the first floor and doors leading to the ground floor accommodation, including a door to the downstairs cloakroom, fitted with a wash hand basin and WC. The spacious sitting room is located to the front aspect with a large picture window, affording plenty of natural light, and an exposed brick-built and painted fireplace with wood burning stove inset, which provides a welcoming focal point to the room. To the rear of the entrance hall there is access to the generously sized kitchen, fitted with a range of farmhouse style wooden base and eye level units, incorporating numerous cupboards and drawers, with complementary worksurfaces over and quarry tiling to the floor. Integrated appliances include a dishwasher and full height fridge/freezer, with space for a freestanding cooker. Off the kitchen is the utility room where there is ample space for white goods and a door leading to the outside. Also accessed from the kitchen is the dining room, which has a continuation of the oak flooring from the entrance hall and sliding patio doors overlooking and providing access to the rear garden. From the entrance porch there is also pedestrian access to the garage.



## First Floor

The spacious first floor landing has doors to the family bathroom and an airing and storage cupboard and five bedrooms, three of which have built-in wardrobes and two benefit from fitted shutter blinds. The master bedroom along with bedrooms two and five are located to the front aspect, whilst bedrooms three and four are situated to the rear with views over the garden. The bathroom is fitted with a corner panelled bath with mosaic tiling, pedestal wash hand basin, WC and a separate shower enclosure.



## Outside

To the front of the property the driveway offers off-road parking in front of the garage, to the side of which is an area laid to lawn. A wooden gate to the side of the property provides access to the rear garden, which is fully enclosed by timber fencing and mainly laid to lawn with mature planted borders and small trees. A block paved patio area provides an ideal space for outdoor seating or dining and entertaining.



## Viewing

Strictly by prior appointment via the selling agents. Contact  
Tel:01455-559203.

## Fixtures and Fittings

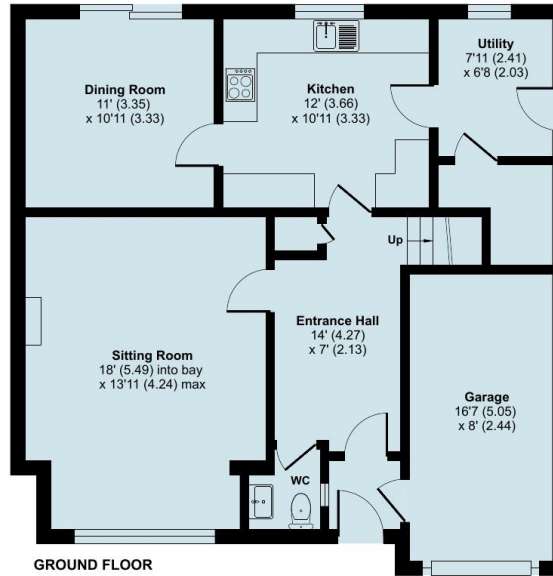
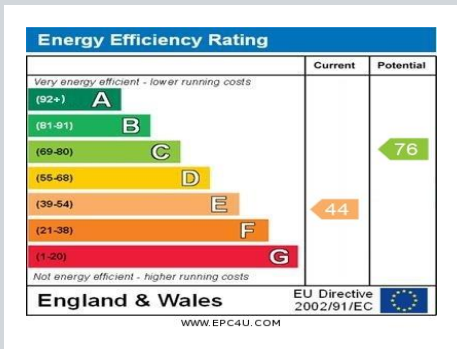
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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.

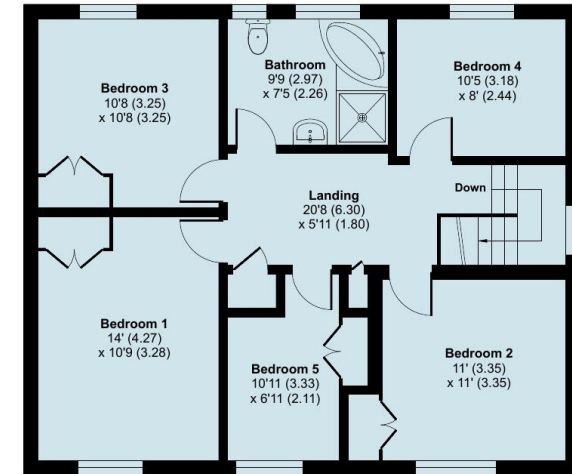


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Howkins & Harrison. REF: 1139588

## The Leys, Welford, Northampton, NN6

Approximate Area = 1555 sq ft / 144.4 sq m  
Garage = 139 sq ft / 12.9 sq m  
Total = 1694 sq ft / 157.4 sq m

For identification only - Not to scale



## Howkins & Harrison

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