



A5/Watling Street and the M1 motorway and Watford Gap services. The Grand Union canal runs along the southern boundary of the parish and there are ample local employment opportunities in Daventry, Rugby, Northampton, Coventry and Banbury and the railway station at Long Buckby is located approximately 4 miles to the east providing services to Coventry, Birmingham and London whilst Rugby station provides fast connecting services using the West Coast Mainline.

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £2,400 (£2,000 plus VAT).

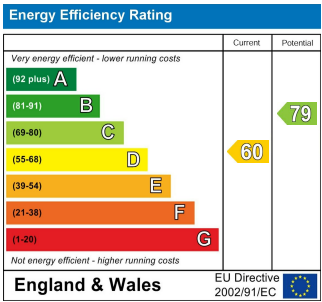
HOW TO GET THERE

From Daventry town centre proceed in an easterly direction along Eastern Way to the roundabout junction with Northern Way and turn left at the Icon Innovation Centre signposted to M1 North and M6 Kilsby and Daventry Country Park and continue along Northern Way to the next roundabout junction and take the third exit along Welton Lane signposted to Lang Farm and Welton. At the next roundabout take the second exit along Welton Lane signposted towards Welton. Upon entering the village take the first left into Churchill Road and follow this road around onto the High Street and then turn left into Well Lane and immediately on the left hand side there is a sign saying Welton Barn. Turn left into the driveway and follow the driveway to the top and the property can be found on the left hand side.

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Welton Barn Well Lane, Welton, Daventry, Northants, NN11 2JU



For Auction - Guide Price £200,000 to £225,000

FOR SALE BY AUCTION ON WEDNESDAY 30TH APRIL 2025 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE: £200,000 TO £225,000

VIEWINGS: BY APPOINTMENT ONLY - SATURDAY 19TH AND 26TH APRIL 11.15AM TO 11.45AM

A modern and spacious two double bedroomed detached bungalow set back from the road and situated up a long driveway in the heart of the popular Northants village of Welton. The property is in need of full renovation and the accommodation comprises entrance porch, entrance hall, L shaped lounge/diner, conservatory, kitchen, two bedrooms and a shower room. Outside there is a long private shared driveway with ample off road parking and a large overgrown front garden. The landscaped rear garden is mainly laid to patio and enjoys a sunny aspect and privacy.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: www.auctionhouse.co.uk/northamptonshire

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ACCOMMODATION

ENTRANCE PORCH

Enter via a UPVC double glazed front door and a door to:-

ENTRANCE HALL

7'7 x 3'7

Radiator, loft access and doors leading to:-

LOUNGE/DINER

19'2 x 17'5

The L shaped lounge/diner has an electric fire with wood mantle and surround, two radiators, wall lights and UPVC double glazed leaded bay window to the front and UPVC double glazed window and door to:-



CONSERVATORY

19'9 x 8'5

This large and spacious brick based UPVC double glazed conservatory with french doors to the rear garden. Double radiator, tiled flooring, wall lights and access door to the storeroom.



KITCHEN

11'6 x 9'8

Fitted with a range of base and eye level units with roll top work surfaces, tiled splashbacks, single sink and drainer with chrome mixer tap, built in appliances include electric hob, double oven, built in microwave and washing machine, floor mounted Worcester oil fired boiler, double radiator, UPVC double glazed window to the side and door to conservatory.



BEDROOM ONE

13'4 x 10'9

UPVC double glazed leaded bay window to the front and radiator.



BEDROOM TWO

10'0 x 9'9

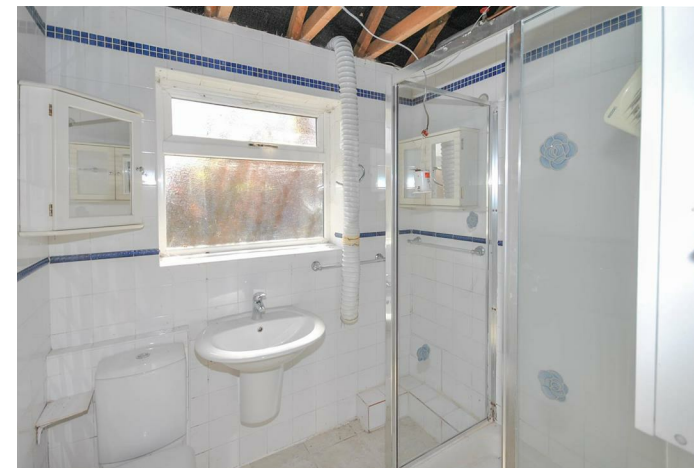
UPVC double glazed window to the side and radiator.



SHOWER ROOM

6'4 x 6'0

Suite comprises WC, wash hand basin, double shower cubicle with glass door and the shower room is fully tiled with a UPVC double glazed window with obscure glass to the side and shaving point. The ceiling has been removed in the shower room due to a leak.



STOREROOM

10'8 x 7'8

UPVC double glazed window and door to the rear garden and an access door to the conservatory.



OUTSIDE

The property is beautifully set back from the road along a private shared driveway with additional parking spaces half way up the driveway and a large overgrown front garden which then leads to a block paved driveway outside of the property and to the side with secure gated access to the side from front to rear.

REAR GARDEN

The landscaped rear garden is mainly laid to a number of patio areas with well stocked mature bushes, flower and shrub borders and trees, a pergola, shed, hidden oil tank and the rear garden is enclosed by wood panel fencing and enjoys a sunny aspect and privacy.



SERVICES

Main drainage, water and electricity are connected. Central heating is through Worcester Green Star combination oil fired boiler.

COUNCIL TAX

West Northamptonshire Council - Band C

LOCAL AMENITIES

The village includes the Parish Church of St Martin, the Village Hall, the White Horse public house and the Welton Church of England Academy primary school. The village is well placed for ease of access to the

For further information on viewing call 01604 259773