



**Welford Road**  
Thornby, Northamptonshire

**oriordanbond**  
SALES & LETTINGS



## Welford Road

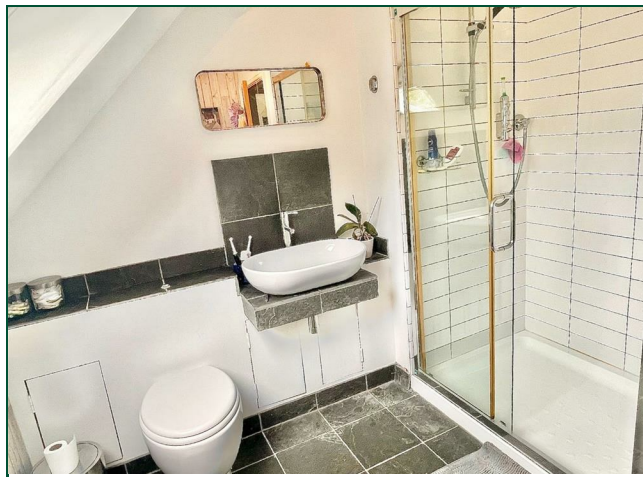
Thornby  
NN6 8SJ

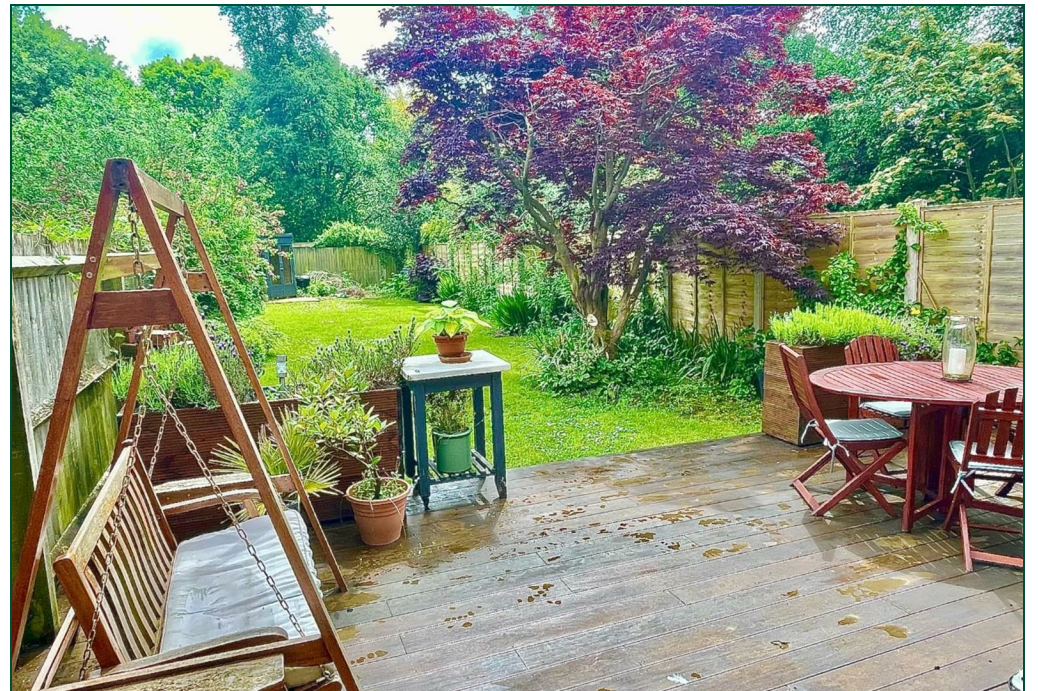
Guide Price  
£450,000

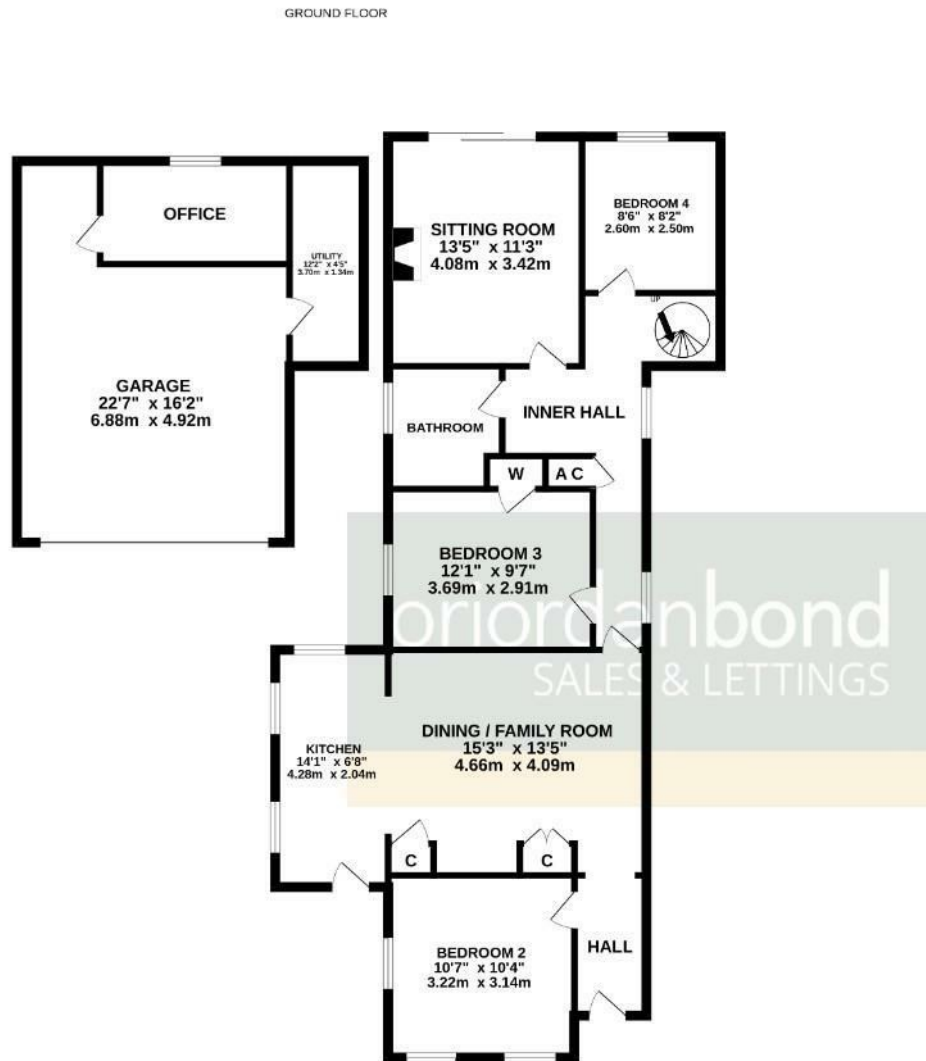
This charming Grade II Listed 17th century property, situated in the highly regarded village of Thornby, was formally part of an estate and one of four dwellings that were sold off and converted in the 1980's. The property occupies a south facing plot measuring in excess of an eighth of an acre with a delightful 80ft rear garden and the addition of an enclosed wrap around courtyard garden, off road parking for three cars and a double garage with home office and utility room.

Entrance hall, sitting room with wood burner, 22ft kitchen/dining/family room with skylight window, three generous size ground floor bedrooms and a family bathroom. To the first floor is a double bedroom and recently re-fitted shower room. Outside, the property is approach via a gravelled drive providing off road parking for three cars and access to the double garage and utility. The rear of the double garage has the benefit of a home office. There is a wrought iron gate to the side of the cottage giving access to the enclosed wrap around courtyard. To the rear is a fully enclosed 80ft south facing garden which offers a great deal of privacy and has a summerhouse and decked area for entertaining. To the rear of the garden is a pedestrian gate and rear vehicular access. (A/1641/L)

- Charming Grade II Listed 17th Century property
- Four bedrooms
- 22ft kitchen/dining/family room
- Separate bathroom and shower room
- South facing plot measuring in excess of an eighth of an acre
- Off road parking and double garage with home office







SQUARE FOOTAGE INCLUDES THE GARAGE

TOTAL FLOOR AREA: 1641 sq.ft. (152.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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#### Additional information

- Council Tax Band: D
- Energy Efficiency Rating:

#### Viewing

Viewing strictly by appointment – details below

#### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O'Riordan Bond Brixworth Sales

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