

## 11 Newlands Road, Welford, NN6 6HR



### Offers Over £280,000

A beautifully presented two bedroom semi-detached home situated within the highly convenient village of Welford. Having superb local amenities on the door step, shop, school and garage with excellent road links to the surrounding town of Market Harborough and Lutterworth close to mainline links into London. This superb home has been completely refurbished throughout and offers neutral décor, re-fitted kitchen, bathroom and large rear garden! The accommodation comprises: Entrance porch, entrance hall, lounge, kitchen/diner, utility room, conservatory, two double bedrooms and bathroom. Outside is a front garden, off road parking and extremely large rear garden with wooden shed/workshop. This property is offered with no upward chain and viewing is highly recommended!

*Service without compromise*

## Entrance Porch

Accessed via a UPVC double glazed front door. UPVC double glazed window to side aspect. Tiled flooring.

## Entrance Hall



Doors off to: Lounge and Kitchen. Stairs rising to: First floor. Radiator.

## Lounge 17'3 x 12'4 (5.26m x 3.76m )



UPVC double glazed window to front aspect. UPVC sliding patio to doors to rear aspect into: Conservatory. Log burner with slate tile hearth. TV and telephone point. 2 x Radiators. Under stairs storage cupboard.

## Kitchen/Diner 14'0 x 10'0 (4.27m x 3.05m)



Having a selection of fitted base and wall units with laminate worktop over and single bowl ceramic sink with drainer. Integrated fridge/freezer and dishwasher. High level double oven and electric hob. Wine cooler. UPVC double glazed window to front aspect. UPVC double glazed door through to: Conservatory. Opening through to: Utility. Vinyl flooring. Radiator.

## Utility



Having fitted base units with laminate worktop over. Space and plumbing for freestanding washing machine. Boiler. UPVC double glazed window to rear aspect.

## Conservatory 19'11 x 12'8 (max) (6.07m x 3.86m (max))



Brick-built base with UPVC double glazing through and fully insulated roof. UPVC double glazed 'French' doors onto: Rear garden. Tiled flooring. Electric heaters.

## Landing

Doors off to: Bedrooms and bathroom. Loft hatch access. UPVC double glazed window to rear aspect. Radiator.

## Bedroom One 13'10 x 10'0 (4.22m x 3.05m)



UPVC double glazed window to front aspect. Built-in single wardrobe. Feature cast iron fireplace with surround. Radiator.

## Bedroom Two 11'7 x 8'8 (3.53m x 2.64m)



UPVC double glazed window to front aspect. Large built-in single cupboard. Cast iron feature fireplace. Radiator.

## Bathroom 8'8 x 8'2 (2.64m x 2.49m)



Comprising: 'L' shaped bath with glass shower screen and shower over. Low level WC and wash hand basin with

mirror above. Vinyl flooring. Wall tiling to wet areas. Fitted storage cupboard. Radiator. UPVC double glazed window to rear aspect.

## Outside



To the front of the property is a driveway providing off road parking, lawned garden with borders and double gates into: Rear garden. To the rear is an extremely generous garden with multiple seating areas, large lawn, paved pathways, beds and borders. There is also a greenhouse and a very handy wooden shed/workshop having power and light.

## Council Tax Band B

## Floor Plan



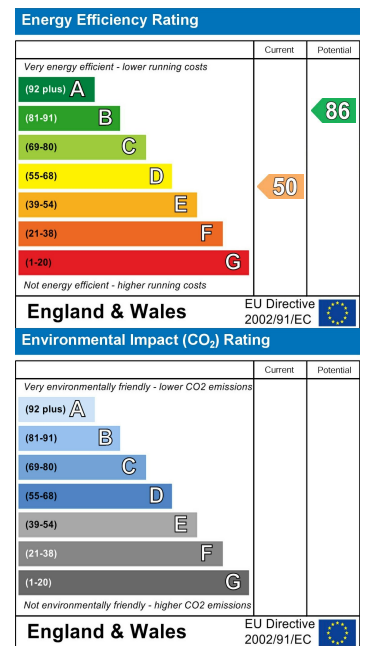
Total area: approx. 91.2 sq. metres (981.2 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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