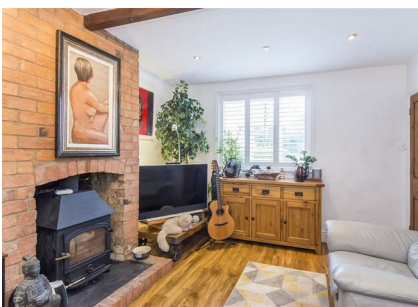


26 West Street, Welford, NN6 6HU



£265,000

A delightful character double fronted semi-detached cottage well located in this popular village, ideally placed for easy access to the A14 and motorway link roads. The double-glazed and oil-fired centrally heated accommodation offers a wealth of original features to include open fireplaces and ceiling beams. Accommodation comprises dining room, lounge, cellar, inner hall, rear hall, utility/WC, fitted kitchen, lean-to, landing, two double bedrooms and a large family bathroom. Outside are enclosed cottage style walled gardens, a detached single garage and parking for one/two cars.

Service without compromise

Dining Room 10'2" x 10'0" (3.10m x 3.05m)



Accessed via opaque UPVC double-glazed front door. Double-glazed shuttered window to front elevation. Exposed brick constructed chimney breast incorporating cast iron multi-fuel burning stove. Radiator. Wood laminate flooring. Stairs rising to first floor. Fitted base storage cupboard and shelving. Doorways to rooms.

(Dining Room Photo Two)



Lounge 12'11" x 10'10" (3.94m x 3.30m)



Double-glazed shuttered window to front elevation. Cast iron multi-fuel burning stove. Radiator. Television point. Exposed beam. Ceiling down-lighters. Wood laminate flooring.

(Lounge Photo Two)



Inner Hall

Door to steps down to cellar. Doorway to rear hall.

Cellar 9'11" x 9'7" (3.02m x 2.92m)

Tiled flooring. Opaque double-glazed window.

Rear Hall

Wood laminate flooring. Radiator. Glazed timber door to lean-to. Doorway to kitchen. Door to utility/WC.

Utility/WC 8'7" x 6'4" (2.62m x 1.93m)



Wash hand basin. Low-level WC. Space and plumbing for automatic washing machine. Fitted linen cupboard. Oil-fired combination central heating boiler. Exposed beams. Radiator. Window to lean-to.

Kitchen 10'3" x 8'9" (3.12m x 2.67m)



Laminate worksurfaces with complementary tiled splash-backs. Single sink and drainer. Fitted base and wall units. Space and point for electric cooker. Space and plumbing for automatic dishwasher. Window to rear. Exposed ceiling beams. Radiator.

(Kitchen Photo Two)



Lean-To



Double-glazed window to rear. Double-glazed French doors opening out to rear garden. Opaque Perspex ceiling. Double-glazed door leading to driveway.

Landing

Double-glazed window. Exposed beams. Stripped timber doors to rooms.

Bedroom One 10'9" x 11'7" (3.28m x 3.53m)



Double-glazed window to front elevation. Exposed beam. Ceiling down-lighters. Exposed brick constructed chimney breast with cast iron open fireplace. Radiator. Door to walk-in cupboard.

(Bedroom One Photo Two)



Walk-In Wardrobe 6'6" x 3'7" (1.98m x 1.09m)

Bedroom Two 10'0" x 10'3" (3.05m x 3.12m)



Double-glazed windows to front and side elevations. Exposed brick constructed chimney breast incorporating cast iron open fire. Radiator. Ceiling beam. Ceiling down-lighters. Access to loft space. Door to over-stairs fitted wardrobe.

(Bedroom Two Photo Two)



Bathroom 10'0" x 6'6" (3.05m x 1.98m)



Panelled bath with electric shower fitment over. Pedestal wash hand basin. Low-level WC. Complementary tiled floor and walls. Radiator. Opaque double-glazed window.

(Bathroom Photo Two)



Front

Driveway providing off road parking for one or two cars.

Garage 16'7" x 9'9" (5.05m x 2.97m)

Brick constructed detached garage with remote controlled roller door. Power and light connected. Personal door to garden.

Rear



Lawned area. Gravelled patio. Well stocked borders. Private and enclosed by high brick wall. Gated access to driveway.

(Rear Photo Two)



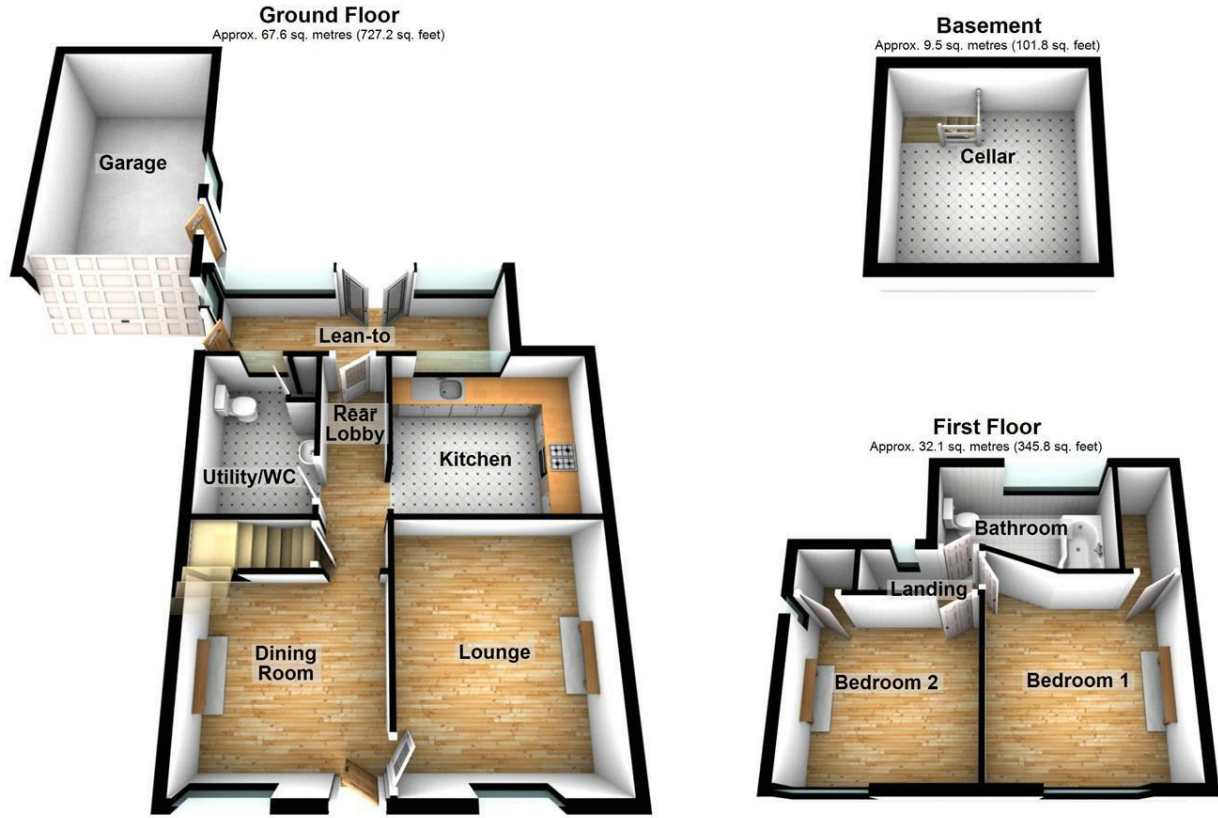
(Rear Aspect Photo)

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Service without compromise

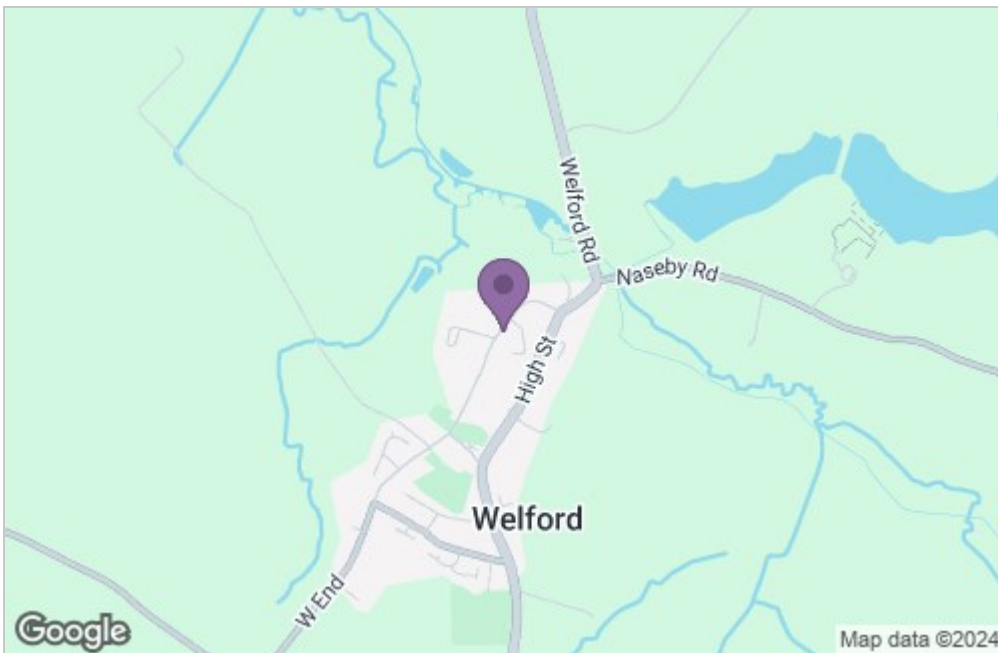
Floor Plan



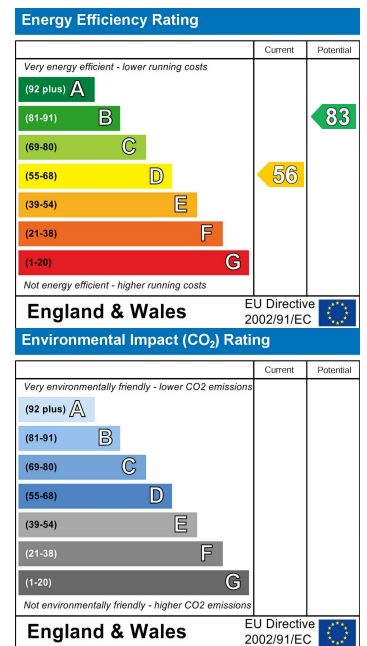
Total area: approx. 109.1 sq. metres (1174.8 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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