

The Posting House, 21a, High Street, Welford, NN6



Offers Over £325,000

Welcome to this charming property located on High Street in the conveniently situated village of Welford. This great sized home boasts a generous 1,490 sq ft of living space, offering ample room for comfortable living, having been recently redecorated and re-carpeted, adding a touch of modernity while still retaining its classic charm. Upon entering, you are greeted by not one, not two, but three inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The multiple reception rooms offer versatility in how you choose to utilise the space, whether as a cosy reading nook, a formal dining area, or a playroom for the little ones. There is also a good sized kitchen/breakfast room, utility and cloakroom to the ground floor. Whilst on the first floor the property features three well-appointed bedrooms, all doubles, ensuring everyone in the household has their own private sanctuary to retreat to. The house includes a spacious family bathroom for your convenience, and with parking space to the rear for two vehicles, you'll never have to worry about finding a spot after a long day. The good-sized rear garden provides a lovely outdoor space where you can enjoy some fresh air and perhaps even cultivate your own little green oasis. Don't miss out on the opportunity to own this delightful property in an excellent location close to local amenities, primary school, major road links and a short distance to two train stations with access to London. With its characterful features, spacious layout, and convenient amenities, this house is just waiting for you to make it your own! NO CHAIN!

Service without compromise

Reception Hall 15'3 x 8'10 (4.65m x 2.69m)



Accessed via wooden front door with lead detailing to glazing. Door off to: Snug. Opening through to: Inner hall. Stairs rising to: First floor. Cast iron feature fireplace. Engineered wooden flooring. Telephone point. 2 x Radiators.

Snug 14'0 x 11'10 (4.27m x 3.61m)



UPVC double glazed window to front aspect. Wall lighting. Multi-fuel burner with tiled hearth. TV and telephone point. Radiator.

Inner Hall

Steps up. Doors to: Living/dining room, kitchen and Cloakroom. Understairs cupboard. Engineered wooden flooring.

Living/Dining Room 14'4 x 11'0 (4.37m x 3.35m)



UPVC double glazed windows to side and rear aspects. Feature fireplace with electric stove. Engineered wooden flooring. TV and telephone point. Radiator.

Kitchen/Breakfast Room 18'0 x 10'3 (5.49m x 3.12m)



Having a selection of fitted base and wall units with a laminate worktop over and a 1 1/2 bowl composite sink with drainer. There is an electric fed 'AGA', space and plumbing for a freestanding dishwasher and space for a freestanding fridge/freezer. UPVC double glazed rear door and UPVC double glazed window to rear aspect. LED spotlights. Wall lighting. Tiled flooring. Radiator. Opening through to: Utility.

Utility Area 19'9 x 5'1 (6.02m x 1.55m)



Having a selection of base units with a laminate worktop over and a single bowl stainless steel sink with drainer. UPVC double glazed window to rear aspect. Space and plumbing for a freestanding washing machine with a further under counter space for an additional electrical appliance. Tiled flooring. Radiator. Oil fired boiler.

Downstairs Cloakroom 6'4 x 4'7 (1.93m x 1.40m)



Comprising: Low level WC and wash hand basin. UPVC double glazed window to side aspect. Extractor. Engineered wooden flooring. Radiator.

Landing

Doors off to: Bedrooms and bathroom.

Bedroom One 19'0 x 11'0 (5.79m x 3.35m)



UPVC double glazed windows to side and rear aspects. Cast iron feature fireplace. 2 x radiators.

Bedroom Two 15'4 x 9'4 (4.67m x 2.84m)



UPVC double glazed window to front aspect. Loft hatch access. Radiator.

Bedroom Three 13'4 x 8'11 (4.06m x 2.72m)



UPVC double glazed window to front aspect. Radiator.

Family Bathroom 9'4 x 9'1 (2.84m x 2.77m)



Comprising: Panelled bath with mixer tap and shower attachment, corner shower enclosure with wall tiling, low level WC and wash hand basin. UPVC double glazed window to rear aspect. Extractor. LED spotlights. Wall tiling to shower and bath area. LVT flooring. Radiator.

Outside



The property is located on the High Street commanding

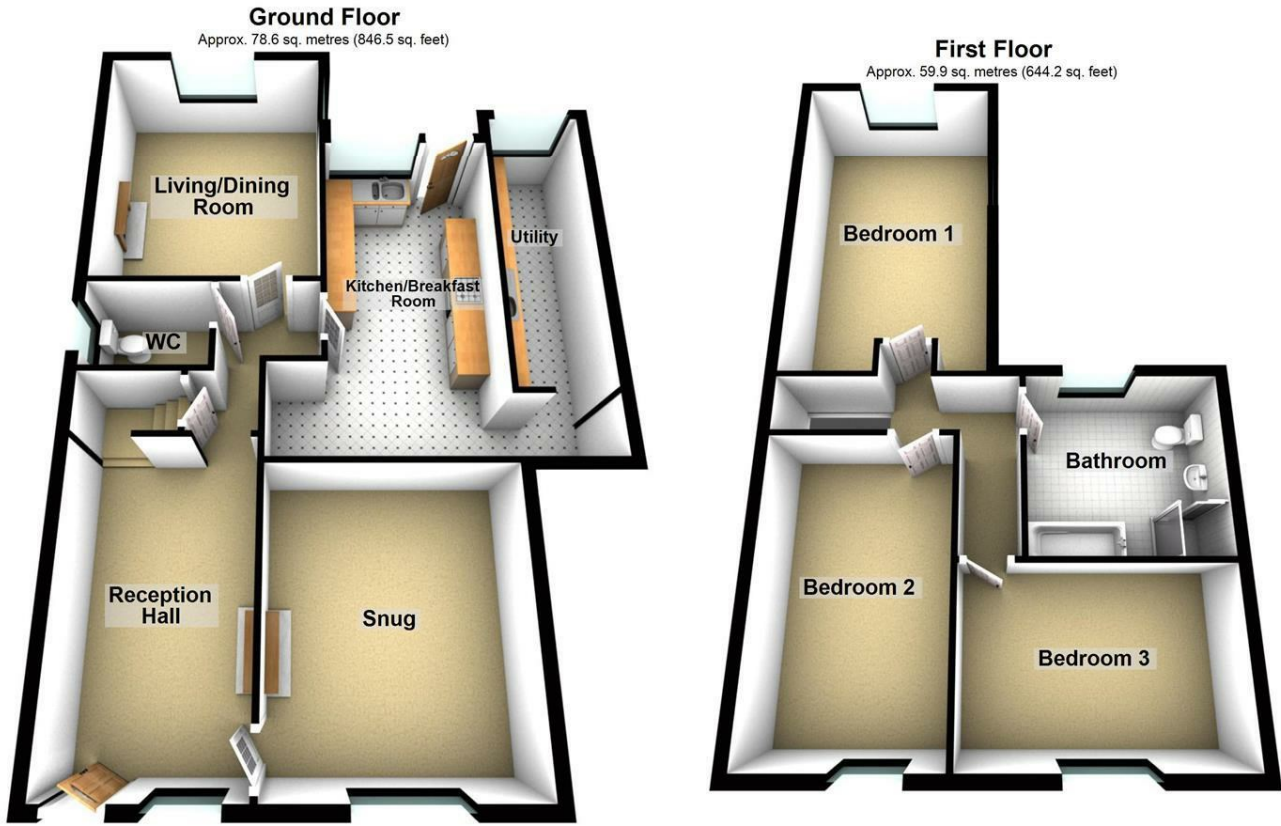
a prominent position within the village ideally located for the local shop, post office, petrol station, primary school and within easy access to the A14 providing superb road links and is only a short distance to Market Harborough and Rugby train stations both having direct trains to London. The property offers a generously sized, private rear garden. The garden has a paved patio and grass area being a blank canvas for the new owner to create an outdoor oasis. The garden is fully enclosed with a pedestrian gate out to the rear and parking area.

Parking Area



Space for two vehicles.

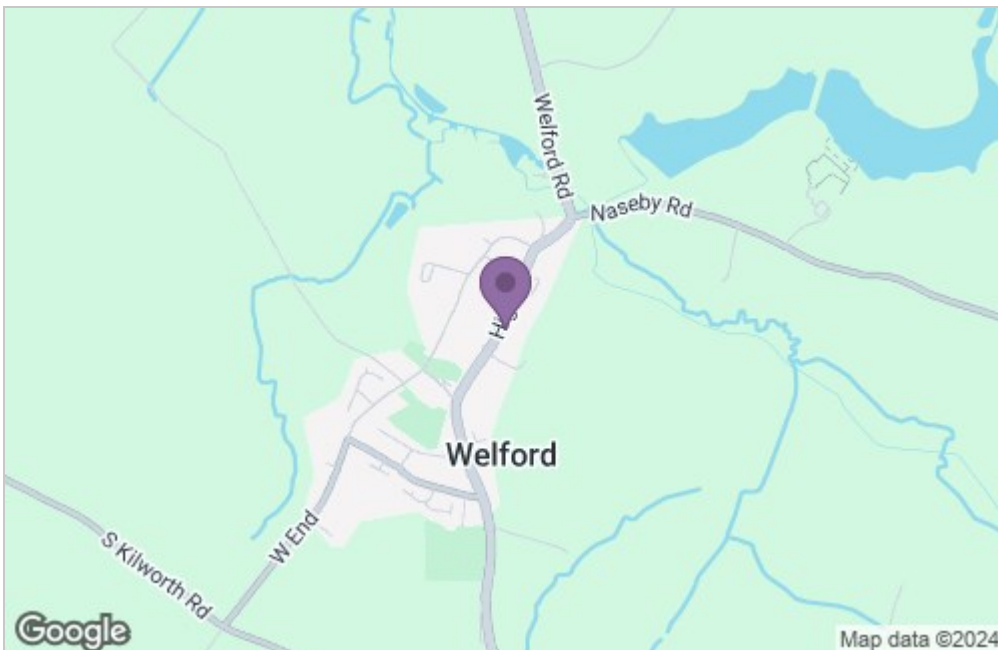
Floor Plan



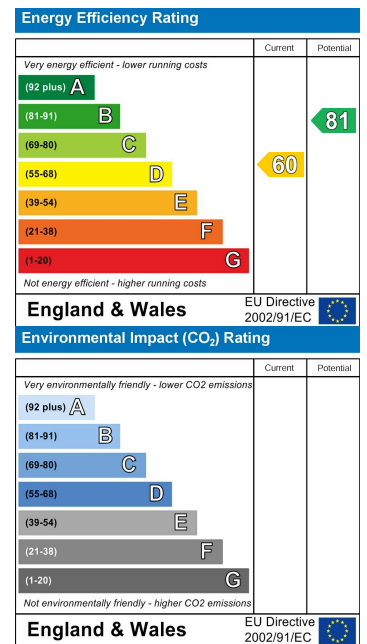
Total area: approx. 138.5 sq. metres (1490.8 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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