

7b Ashley Road, Weston by Welland, LE16 8HR

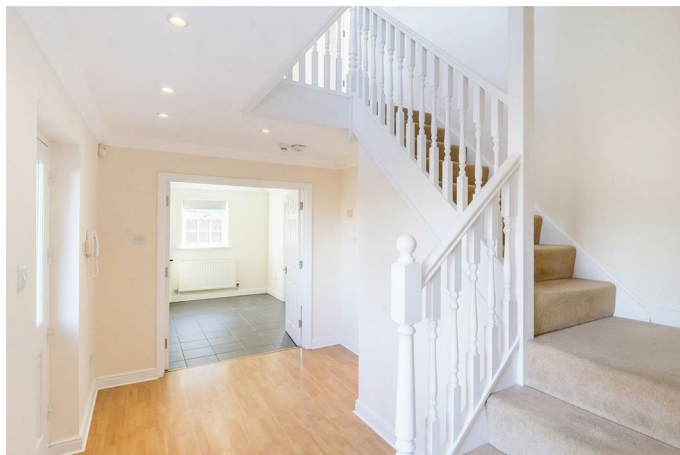


£725,000

Situated in the picturesque village of Weston by Welland, this splendid detached house offers an impressive accommodation space of over 2,300 square feet. With a generous layout, the property boasts multiple reception rooms, providing ample space for both relaxation and entertainment. The five well-appointed bedrooms ensure that there is plenty of room for family and guests, while the four modern bathrooms add a touch of luxury and convenience. This home is superbly presented throughout, showcasing generous room proportions and classic charm. The attractive interiors are sure to impress, making it a delightful place to call home. Additionally, the property features a detached garage and carport, providing secure storage and parking options. Outside the property offers front and rear gardens with delightful views across the Welland Valley. Weston By Welland is situated a short drive to the town of Market Harborough offering an abundance of amenities, shops, schools and station with main links into London St Pancras. There is a strong sense of community in the village with an extremely popular pub and local parish. The absence of a chain means that you can move in without delay, making this an ideal opportunity for those looking to settle into their new home swiftly. In summary, this exceptional detached house on Ashley Road is a rare find, combining spacious living with modern conveniences in a picturesque setting. Whether you are looking for a family home or a place to entertain, this property is sure to meet your needs and exceed your expectations.

Service without compromise

Entrance Hall 13'2 x 8'5 (4.01m x 2.57m)



Accessed from the rear garden through a wooden double glazed door. Doors off to: Lounge, study area and kitchen. Stairs rising to: First floor. Two timber framed double glazed windows to rear aspect. LED spotlights. Wooden laminate flooring. Radiator.

Lounge 21'10 x 11'10 (6.65m x 3.61m)



Timber framed double glazed door to the front, timber framed double glazed 'French' doors out to: Garden area. Timber framed double glazed window to side aspect. Open fireplace with stone surround. LED spotlights. Wall lighting. TV point. 2 x Radiators. Opening through to:

Study Area 9'11 x 9'10 (3.02m x 3.00m)



Door leading back through to: Entrance hall. Timber framed double glazed window to rear aspect. TV point. Telephone point. Radiator.

Dining Room 13'11 x 11'10 (4.24m x 3.61m)



Timber framed double glazed 'French' doors out to: Garden. Timber framed double glazed window to side aspect. Feature fireplace with cast iron surround. LED spotlight. TV point. 'Gigaclear' Fibre optic broadband WIFI point (up to 900 mbps). Radiator. Double doors leading through to:

Kitchen/Diner 20'2 x 12'4 (6.15m x 3.76m)



The kitchen has a selection of fitted upper and lower cabinets with a 'Granite' worktop over and a double 'Butler' sink. There is a freestanding island with solid wooden top, a freestanding electric 'Rang' style cooker, extractor, an integrated dishwasher and space for a large fridge/freezer. The kitchen has the added benefit of timber framed double glazed windows to the side aspect, timber framed double glazed 'French' doors out to the rear garden, double doors back into the hall and a door through to the utility. There are LED spotlights, tiled flooring and 2 x Radiators.

Utility Room 9'1 x 5'10 (2.77m x 1.78m)



Having a selection of fitted upper and lower cabinets with a laminate worktop and a single bowl stainless steel sink with drainer. There are timber framed double glazed windows to the rear and side aspects. Door through to: Cloakroom. LED spotlights. Space and plumbing for a freestanding washing, with a further space for a tumble dryer. Tiled flooring. Radiator. Oil fired boiler housed within cabinetry (replaced 6 years ago).

Downstairs Cloakroom 5'10 x 2'9 (1.78m x 0.84m)



Comprising: Low level WC and corner wash hand basin. Timber framed double glazed window to side aspect. LED spotlights. Tiled floor. Radiator.

First Floor Landing



Doors off to: Bedrooms one, two and three. Two timber framed double glazed windows to rear aspect. Stairs rising to: Second floor. Large airing cupboard housing pressurised hot water tank. LED spotlights. Telephone point. Radiator.

Bedroom One 13'10 x 11'10 (4.22m x 3.61m)



Timber framed double glazed sash window to front aspect. Built-in storage nook. Doors to: Walk-in wardrobe and En-suite. LED spotlights. TV and telephone point. Radiator.

Walk-In Wardrobe 11'10 x 7'4 (3.61m x 2.24m)



Timber framed sash window to front aspect. LED spotlights. Radiator.

En-Suite Bathroom 9'2 x 8'5 (2.79m x 2.57m)



Comprising: Bath with mixer tap, shower enclosure with feature wall tiling, low level WC and wash hand basin. Timber framed double glazed window to side aspect. LED spotlights. Extractor. Vinyl flooring. Chrome heated towel rail.

Bedroom Two 12'10 x 11'10 (3.91m x 3.61m)



Timber framed double glazed sash window to front aspect. Door to: En-suite. Built-in wardrobe. LED spotlights. Radiator.

En-Suite Two 9'1 x 6'5 (2.77m x 1.96m)



Comprising: Bath with mixer tap and shower attachment, low level WC and wash hand basin. Timber framed double glazed window to rear aspect. LED spotlights. Extractor. Vinyl flooring. Radiator.

Bedroom Three 12'5 x 10'7 (3.78m x 3.23m)



Timber framed double glazed window to side aspect. Door to: En-Suite. Loft hatch. Built-in wardrobe. LED spotlights. TV point. Radiator.

En-Suite Three 12'5 x 5'10 (3.78m x 1.78m)



Second Floor Landing

Doors off to: Bedrooms four, five and bathroom. 'Velux' window to rear aspect. LED spotlights. Loft hatch. Access to eaves storage.

Bedroom Four 16'5 x 11'8 (5.00m x 3.56m)



Two 'Velux' windows to rear aspect. LED spotlights. TV point. Radiator.

Bedroom Five 11'8 x 10'3 (3.56m x 3.12m)



Two 'Velux' windows to rear aspect. TV and telephone point. Radiator.

Bathroom 8'9 x 6'10 (max) (2.67m x 2.08m (max))



Comprising: Single shower enclosure with wall tiling, low level WC and wash hand basin. 'Velux' window to ceiling. Extractor. LED spotlights. Chrome heated towel rail.

Outside



The property occupies a pleasant position towards the fringes of the village and is set back neatly from the road with well established hedging to the front. There are both front and rear gardens that are extremely private and can be fully enclosed. The front garden has a paved patio with steps leading up to a lawn. To the rear is a further patio area with retaining wall and steps down to the lawn. There is also vehicular access to the rear through double wooden gates. To each side of the property is a paved pedestrian pathway providing access from front to rear.

Garage & Carport



The extremely handy timber detached garage and carport provides ample parking or storage. There is a block paved driveway providing off road parking and access to the garage area. The garage has an electric garage door, power, light and loft storage. The carport is open to the garden area also benefitting from power and light. Behind the garage is an enclosed area housing the oil tank.

Floor Plan



Total area: approx. 222.4 sq. metres (2394.1 sq. feet)

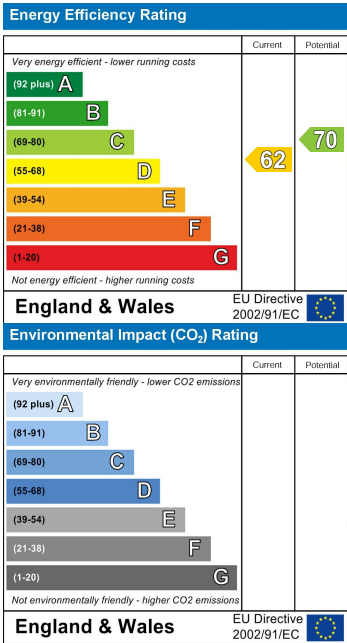
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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