

## 18 Northampton Road, Welford, NN6 6HP



**£290,000**

A traditional 1930's semi offered in immaculate decorative order and well located overlooking open countryside in this popular and picturesque village. The accommodation briefly comprises: Porch, entrance hall, lounge, modern fitted kitchen/diner, downstairs study/bedroom three with en-suite shower room off, landing, two further double bedrooms and family bathroom. There is off road parking for two or three cars, and a good sized private garden.

*Service without compromise*

## Entrance Porch

Accessed via opaque double glazed composite front door. Doorway to:-

## Hall



Stairs rising to the first floor with under stairs storage cupboard. Double glazed window to the side elevation. Electric panel heater. Door to:-

## Lounge Area 10'10" x 10'6" (3.30m x 3.20m)



Double glazed window to the front elevation. Feature cast multi-fuel log burning stove. Television and telephone point. Opening to:-

## (Lounge Photo Two)



## Kitchen/Diner 17'2" x 8'2" (5.23m x 2.49m)



Modern fitted kitchen with a good range of base and wall units. Laminated work surfaces and breakfast bar. Fitted appliances to include: Fridge and freezer, oven, four ring electric hob and automatic dishwasher. Stainless steel sink and drainer. Space and plumbing for automatic washing machine. Double glazed window to the side elevation. Vinyl flooring. Inset ceiling downlighters. Door to study/guest bedroom and double glazed bifold doors opening out to the rear garden.

(Kitchen Area Photo)



(Kitchen Area Photo Two)



(Dining Area Photo)



Bedroom Three/ Study 7'9" x 6'4" (2.36m x 1.93m)



Opening to:-

Shower Room



Open shower with mains shower fitment. Pedestal wash hand basin and low level WC. Complementary tiling. Extractor fan. Opaque double glazed window.

(Shower Room Photo Two)



## Landing

Double glazed window to the side elevation. Access to loft space. Doors to rooms.

Bedroom One 15'5" x 10'7" (4.70m x 3.23m)



Two double glazed windows with open rural views to the front aspect. Two built in wardrobes.

(Bedroom One Photo Two)



Bedroom Two 11'1" x 8'10" (3.38m x 2.69m)



Double glazed window to the rear aspect.

(Bedroom Two Photo Two)



Bathroom 8'2" x 7'10" (2.49m x 2.39m)



Double shower cubicle with mains operated 'Rain' shower fitment. Panelled bath. Pedestal wash hand basin. Low level WC. Complementary tiled floor and walls. Heated towel rail. Opaque double glazed window.

(Bathroom Photo Two)



Outside Front



Block paved parking for two or three cars. Lawned area. Pedestrian access through lean to store to the rear garden.

Rear Garden



Laid mainly to lawn with a paved patio area and timber lap fencing. Spacious timber constructed store at the side of the house.

(Rear Aspect Photo)

ADAMS  
& JONES



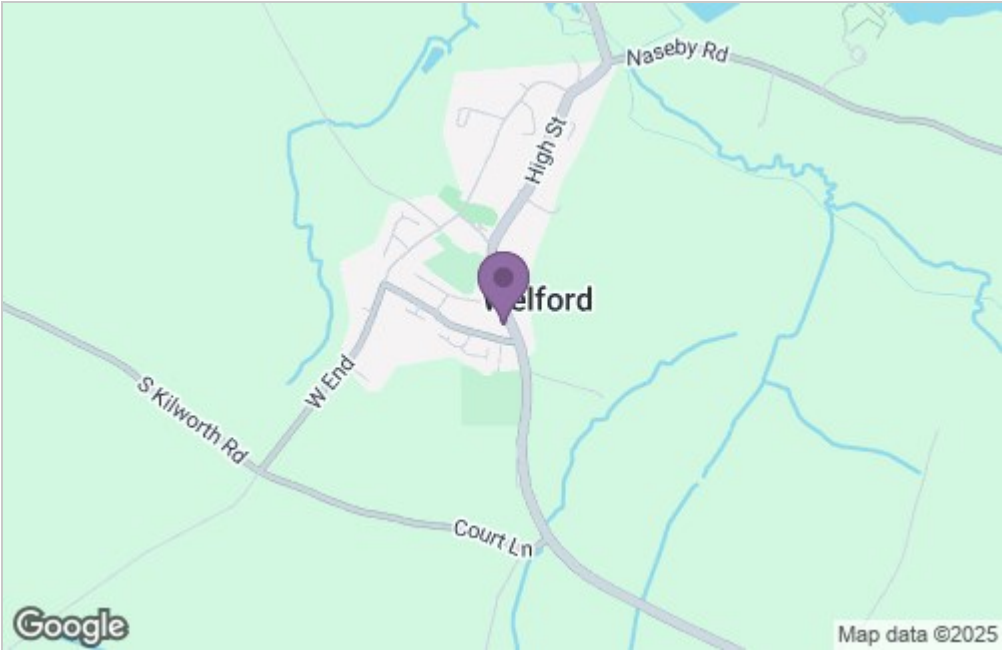
*Service without compromise*

Floor Plan



Total area: approx. 76.7 sq. metres (825.4 sq. feet)

Area Map



Energy Efficiency Graph

