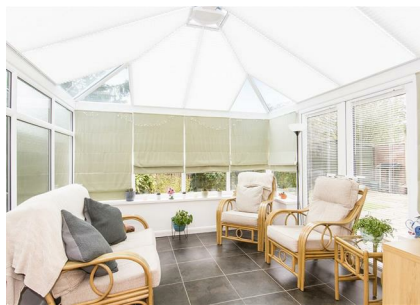


45 The Leys, Welford, NN6 6HS



£365,000

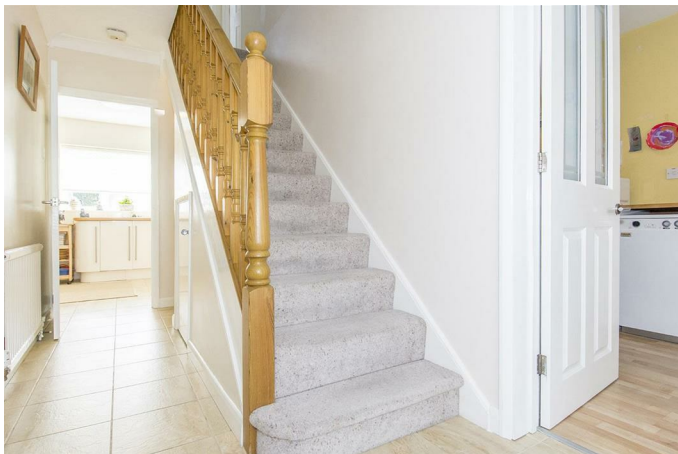
Situated in sought after Welford village with its easy links to Market Harborough, Lutterworth, Northampton and the A14/M1 networks is this very well presented detached family home. A south-facing rear garden makes the most of the sun and a driveway to the front provides plenty of off road parking. Internally, spacious, well presented accommodation comprises; porch, entrance hallway, WC, lounge, impressive 26'10" kitchen/diner with bi-fold doors to conservatory, utility/side entrance lobby, study/utility, four bedrooms, master en-suite, family bathroom and galleried landing.

Service without compromise

Entrance Porch

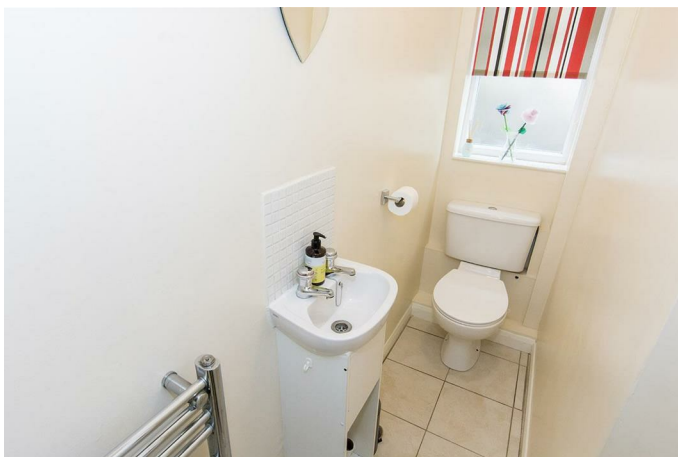
Opaque double-glazed front entrance door and window. Opaque UPVC double-glazed entrance door and window through to:-

Entrance Hallway



Tiled flooring. Under-stairs cupboard. Alarm control panel. Radiator.

WC



Opaque UPVC double-glazed window to side. White low-flush WC, Wash hand basin, Heated towel rail, Tiled splash-backs, Tiled flooring.

Lounge 15'0" max into box window x 12'6" (4.57m max into box window x 3.81m)



UPVC double-glazed window to front. Remote controlled electric fire inset to polished stone fireplace. Coving to ceiling. Radiator.

(Lounge Photo Two)



Kitchen/Diner 26'10" x 10'6" max narrowing to 8'3" min (8.18m x 3.20m max narrowing to 2.51m min)



Two UPVC double-glazed windows to rear. Timber framed glazed bi-folding doors through to conservatory. Range of re-fitted gloss faced wall and base mounted units with solid wood worktops. Stainless steel sink with mixer tap and drainer. Integrated fridge and freezer. Integrated microwave. Integrated electric double oven. Ceramic hob. Dishwasher. Larder cupboard. Tiled splash-backs. Tiled flooring. Radiator. Opening through to side entrance lobby.

(Kitchen/Diner Photo Two)



(Kitchen Area)



(Kitchen Area Photo Two)



(Dining Area)



Conservatory 11'0" x 9'10" (3.35m x 3.00m)



Brick base with UPVC double glazed windows and French doors to garden. Double glazed roof. Ceramic tiled flooring with under-floor heating. Fitted blinds included.

(Conservatory Photo Two)

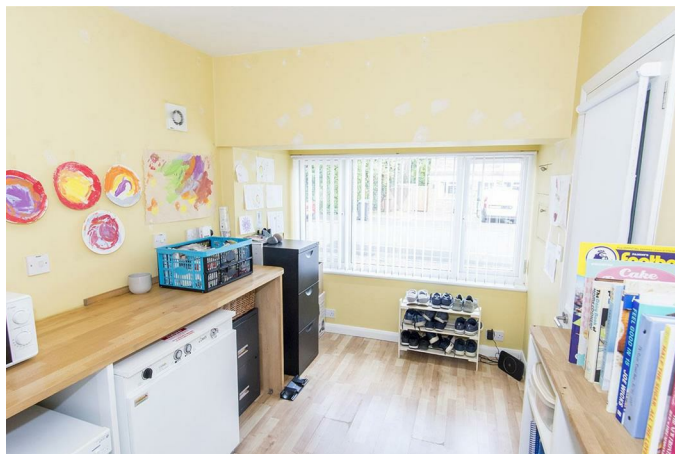


Utility/Side Entrance Lobby



UPVC double-glazed front entrance door and rear entrance door. Tiled flooring. Space for appliances.

Utility/Study 14'1" x 7'8" (4.29 x 2.34)



14' 1" x 7' 8" (4.29m x 2.34m) UPVC double glazed window to front. A range of wall and floor mounted kitchen units with timber worktops. Space and plumbing for washing machine and dryer. Floor mounted oil-fired combination central heating boiler.

(Utility/Study Photo Two)



Galleried Landing



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

Master Bedroom 12'0" max into wardrobes x 12'8"
(3.66m max into wardrobes x 3.86m)



UPVC double-glazed window to front. Range of built-in wardrobe and drawer units. Radiator.

(Master Bedroom Photo Two)



(Master Bedroom Photo Three)



En-Suite



Double width shower cubicle. Wash hand basin with storage unit under. Extractor fan. Spotlights to ceiling. Electric heater. Shaver point. Tiled walls. Tiled flooring.

Bedroom Two 10'3" plus door recess x 8'10" (3.12m plus door recess x 2.69m)



UPVC double-glazed window to rear. Two built-in wardrobes. Radiator.

(Bedroom Two Photo Two)



Bedroom Three 12'0" x 8'0" (3.66m x 2.44m)



UPVC double-glazed window to front. Built-in wardrobe. Radiator.

Bedroom Four 8'9" x 8'1" (2.67m x 2.46m)

UPVC double-glazed window to rear. Built-in wardrobe. Radiator.

Family Bathroom 8'1" x 5'5" (2.46m x 1.65m)



UPVC double glazed window to rear. White three piece suite comprising low flush wc, pedestal wash hand basin, P shaped panelled bath with electric shower over and glazed shower screen. Tiled splash backs, heated towel rail, shaver point, spotlights to ceiling.

(Family Bathroom Photo Two)



Outside

To the front of the property there is a block paved driveway with inset lighting, providing off road parking for several vehicles and double gated access through to bin store and oil tank to the side of the property.

Rear Garden



The rear garden faces a southerly direction and is mainly laid to lawn with a paved patio area, a range of plant borders, fish pond, two timber sheds, greenhouse, water point, all being enclosed by timber fencing.

(Rear Garden Photo Two)



The property comes with the added benefit of solar panels on its south-facing roof. These will be owned outright and transferrable to the property's new owner. Please note that the EPC was done prior to the panels being fitted and therefore an improved rating is now likely.

(Rear Garden Photo Three)

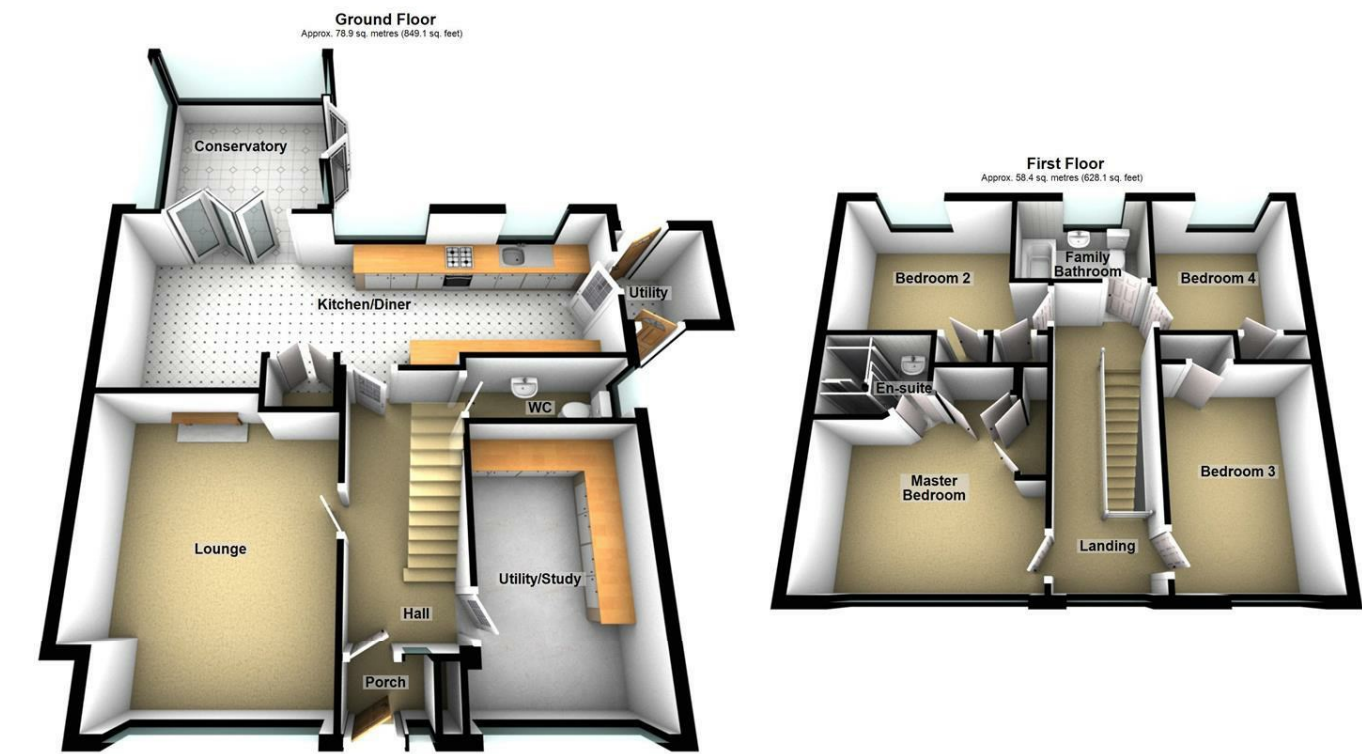


Rear Aspect



Solar Panels

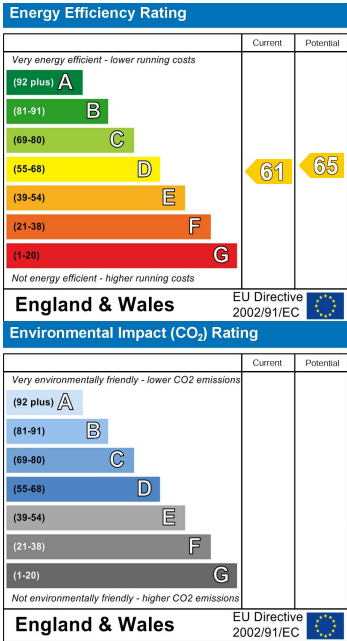
Floor Plan



Area Map



Energy Efficiency Graph



Service without compromise