



Measurements

Reception Room/Dining Room	13' 0" x 12' 6" (3.96m x 3.81m)
Living Room	13' 0" x 12' 6" (3.96m x 3.81m)
Kitchen/Dining Room	16' 5" x 11' 11" (5.00m x 3.63m)
Utility Room	5' 0" x 5' 2" (1.52m x 1.57m)
Guest WC	5' 0" x 2' 6" (1.52m x 0.76m)
Main Bedroom	12' 6" x 12' 11" (3.81m x 3.93m)
Potential Ensuite	3' 2" x 8' 6" (0.96m x 2.59m)
Bedroom Two	12' 11" x 12' 6" (3.93m x 3.81m)
Bedroom Three	11' 8" x 9' 8" (3.55m x 2.94m)
Bathroom	12' 0" x 5' 0" (3.65m x 1.52m)
Cellar	12' 9" x 24' 5" (3.88m x 7.44m)



“Period Perfection”



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“Period Perfection”

Boasting an elevated position in the picturesque village of Welford, this stunning three bedroom property boasts a wealth of period charm and proportions with its traditional fixtures and fittings, a fantastic kitchen/dining room and a delightful rear garden.

Property Highlights

- Situated in the heart of Welford offering a prominent position within walking distance of the village shop, post office, pub, wharf, primary school, farm park and village church. The property also boasts fantastic commuter links to the A14, M1 and into Market Harborough.
- Entrance is gained through a charming cottage style door into a reception room/dining room boasting sash windows and timber panelled doors. With a decorative tiled open fireplace there is ample space for a dining table and chairs and the potential to also be used as a study, perfect for those working from home.
- Beautifully appointed living room featuring sash windows, an open fireplace with a decorative tiled hearth and access to a storage cupboard.
- An inner hallway leads to the kitchen, a door down to the cellar and stairs rise to the first floor.
- Stunning open plan kitchen/dining room boasting attractive tiled flooring, LED ceiling spot lights, a contemporary hanging pendant, and ample space for a dining table and chairs. A host of windows overlook the garden and access to a pantry cupboard and an entrance to the utility room.
- The high quality kitchen comprises a host of shaker style eye and base level units, a wood surface, ceramic wall tiles, a double bowl Belfast sink with a mixer tap, and a fantastic central island with additional storage and a quartz work surface. Appliances include a Rangemaster cooker with an electric hob, an integrated dishwasher and an integrated fridge freezer.
- Separate utility room comprising attractive tiled flooring, decorative panelling, shaker style base units, a wood surface, a stainless steel sink with a draining board, space for a washing machine, access to a guest WC and a door leads out to the rear garden.
- Well-presented guest WC featuring a traditional brace and latch timber panelled door, continued tiled flooring, decorative panelling and a white two piece suite to include a wall hung wash hand basin and low level WC.
- Stairs rise to a naturally light galleried first floor landing with a window to the side elevation, an airing cupboard, and continued traditional timber panelled doors.
- Three bedrooms all of which are in excellent decorative order with bedrooms one and two being double in size overlooking the front elevation with views of the neighbouring countryside beyond.
- Impressive main bedroom boasting exposed timber floorboards, high ceilings, a charming decorative cast iron fireplace, sash windows and a door to a storage cupboard/walk in wardrobe which has the potential to be converted to an en suite.
- Family bathroom featuring a chrome heated towel rail, ceramic wall tiles and a white three piece suite to include a roll top bath with a mixer tap and shower attachment, pedestal wash hand basin and a low level WC.



Outside

Neatly set back and boasting an elevated position the double fronted property features a well-manicured lawn enclosed by a mature hedgerow and a paved pathway leading to the front door and side elevation. The rear garden has been beautifully designed with the main section of the garden laid to lawn, a variety of mature trees and shrubbery, a seating section to enjoy the evening sun and a gravelled pathway leads to a children’s summerhouse. Directly adjoining the property is a block paved patio area with steps leading to the main section of the garden, space for a garden table and chairs, an oil tank neatly tucked away and a covered pathway leads to the front elevation.