

**HENDERSON
CONNELLAN**

ESTATE AGENTS



“Deene House”



2 School Farmyard
Ashley Road
Weston By Welland
LE16 8HR

£725,000



“Deene House”

Neatly tucked away from the road, ‘Deene House’ is a five bedroom detached, executive family home perfectly positioned with countryside views and a south facing aspect, generous proportions and a detached double garage!





Property Highlights

Built in 1997, with one owner since new, the property is one of two select built properties nestled up a shared driveway with deceiving dimensions throughout and a flexible layout.

Picturesque village location set in the heart of Weston by Welland offering a rural setting within walking distance of the local pub, church and countryside walks. The property is also within close driving distance of Market Harborough with fantastic commuter links to London, the A6, A14 and M1.

Entrance is gained into the inviting entrance hall of a generous size offering a welcoming feel with a feature arch, access to the under stairs storage cupboard and stairs rise to the first floor.

Well-proportioned living room with a host of windows injecting an abundance of natural light, a wealth of charm with a dado rail, double doors from the entrance hall and French doors lead out to the garden. The stunning space also benefits from a feature gas fireplace supplied via a Calor gas bottle with a stone hearth, surround and mantle.

Second reception room situated to the front elevation, currently used as a study with two feature windows and offering a flexible layout offering the potential to be used as a larger dining room, play room or a snug room.

Formal dining room overlooking the rear garden with French doors leading out to the patio area, flooding the room with natural light from the south facing aspect.



Property Highlights

Country style, open plan kitchen/breakfast room with an attractive outlook of the rear garden, with tiled flooring, LED spotlights, an array of windows, French doors out to the paved patio and ample space for a central dining table and chairs.

The kitchen comprises a range of eye and base level units, a square edge worktop, tiled splashbacks and a one and half bowl sink. There are also a host of high quality integrated appliances to include a 'Neff' double oven, a four ring electric hob with extractor hood over, an integrated 'AEG' fridge, freezer, 'Miele' dishwasher and a 'Neff' microwave.

Separate utility room/cloak room with continued tiled flooring, a side door, additional eye and base level units, a stainless steel sink with draining board, and space for a washing machine and fridge/freezer.

Guest WC with a feature window and a two piece suite to include a low level WC and wash hand basin.

Stairs rise to a generous galleried first floor landing with two windows to the front elevation, an airing cupboard and a loft hatch to a partially boarded attic.

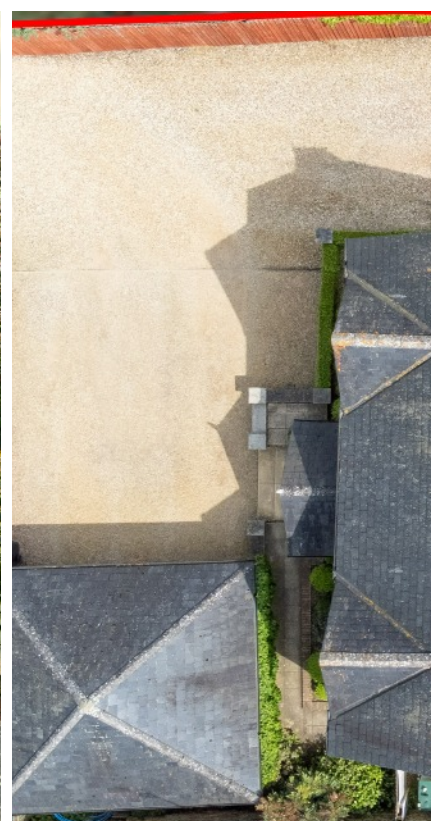
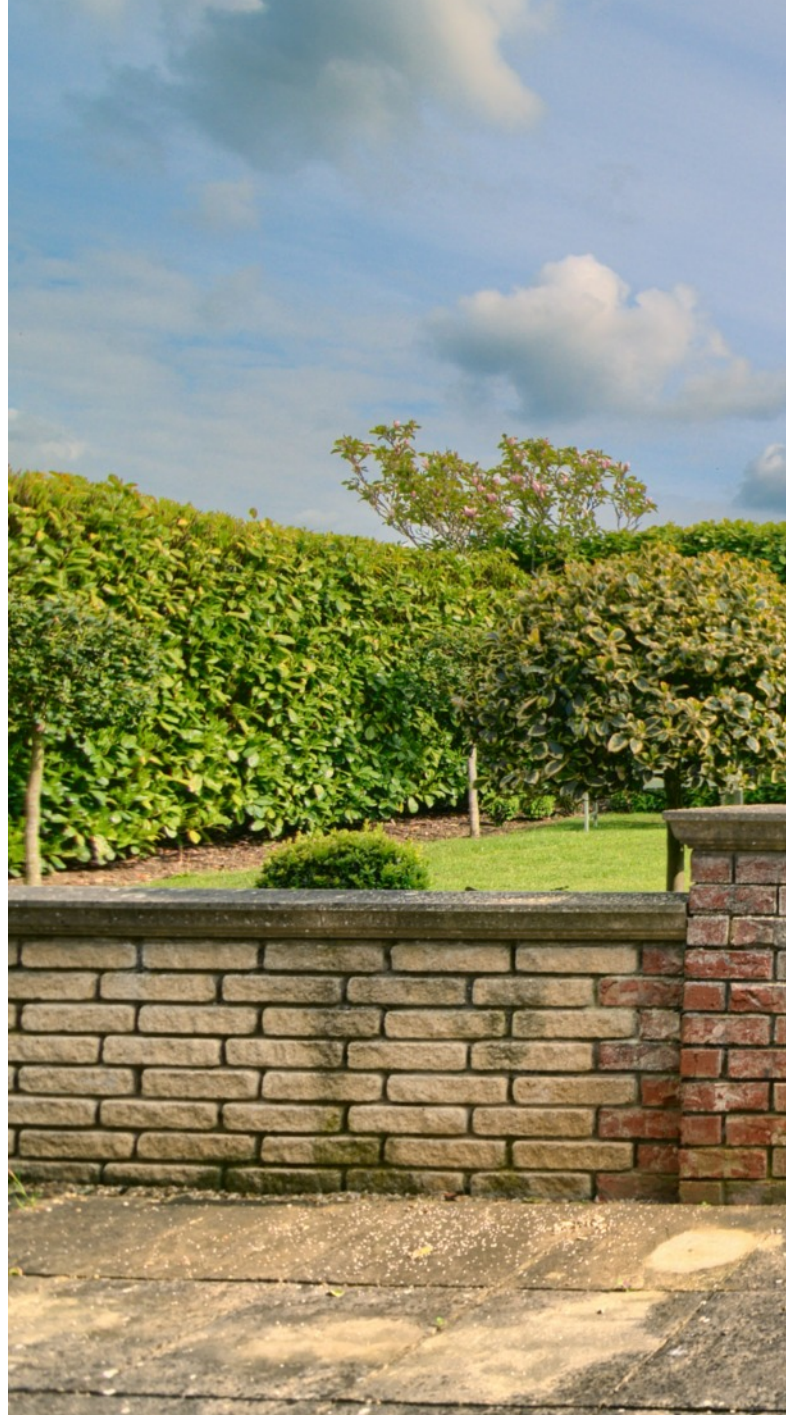


Property Highlights

Five well-proportioned bedrooms all benefiting from countryside views with four bedrooms being double in size and bedroom five a single size.

Impressive main bedroom to the rear elevation boasting fantastic views overlooking the rear garden and neighbouring countryside, ample space for a super king sized bed and access to an en-suite bathroom. The en-suite bathroom features attractive timber effect tiled flooring, ceiling spot lights, ceramic wall tiles and a white three piece suite to include a panel enclosed bath with a mixer tap and shower attachment, a pedestal wash hand basin and a low level WC.

Modern bathroom comprising attractive timber effect tiled flooring, ceiling spot lights, ceramic wall tiles, and a white four piece suite to include a tile enclosed shower cubicle with a Triton power shower, a panel enclosed bath, a pedestal wash hand basin and a low level WC.





Outside

Nestled down a shared driveway occupying an end plot position with the countryside to the rear elevation, the property is perfectly positioned. The front of the property benefits from planted borders enclosed by a charming low level red brick wall, a wealth of planted shrubbery and steps rise up to the front door. A driveway provides off road parking for two cars, and there is access to a double garage and gated access either side to the rear garden.

The south facing rear garden has been beautifully maintained and offers a good degree of privacy well screened with a high level hedgerow to the rear and the rolling countryside flows from the rear boundary. The garden has been professionally landscaped into a variety of sections with a generous paved patio area ideal for seating and this wraps around to the side elevations with a stone brick wall to one side and a hedgerow to the other side. Neatly tucked down one side of the property is the oil tank and a gravelled border, and to the other side is the side gate providing side access. Steps rise up to the main lawn which is retained by a low level brick wall, with an immaculate lawn, a host of well stocked planted borders, shrubbery, mature trees and a raised flower bed.

Measurements

Living Room

19' 0" x 14' 11" (5.79m x 4.54m)

Second Reception / Study

14' 6" x 9' 5" (4.42m x 2.87m)

Dining Room

14' 6" x 9' 1" (4.42m x 2.77m)

Kitchen/ Breakfast Room

17' 9" max x 11' 4" max (5.41m x 3.45m)

Utility Room

12' 6" x 5' 3" (3.81m x 1.60m)

WC

6' 0" x 4' 11" (1.83m x 1.50m)

Main Bedroom

17' 0" x 11' 1" (5.18m x 3.38m)

En Suite

6' 9" x 5' 6" (2.06m x 1.68m)

Bedroom Two

14' 6" x 9' 7" (4.42m x 2.92m)

Bedroom Three

14' 6" x 8' 11" (4.42m x 2.72m)

Bedroom Four

15' 0" max x 8' 11" max (4.57m x 2.72m)

Bedroom Five

15' 4" max x 9' 7" max (4.67m x 2.92m)

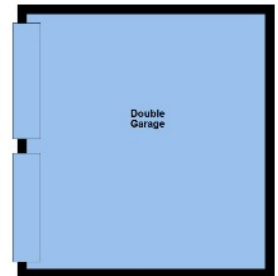
Bathroom

11' 4" max x 7' 1" max (3.45m x 2.16m)

Double Garage

18' 1" x 17' 10" (5.51m x 5.43m)

Ground Floor



First Floor



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