



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Northampton Road, Welford

3 1 1



“The Countryside Awaits!”

Offered for sale with no chain and benefitting from a recently modernised interior, the property offers the ideal purchase for first time buyers or downsizers!

Nestled in the heart of Welford, the property is within a stone’s throw of countryside walks including the canal, the village shop, primary school, church and two pubs. There is also fantastic access to the A14 and into Rugby and Market Harborough with access to the train station and the thriving market town.

Welcoming entrance hall featuring attractive tiled effect flooring and stairs rise to the first floor.

Beautifully appointed living room boasting new carpets, a chimney breast with the potential to install a log burner (subject to relevant consent) and dual aspect injecting an abundance of natural light with a delightful outlook onto the front garden.

Well-presented fitted kitchen comprising herringbone, tile effect flooring, shaker style eye and base level units with a timber effect roll top work surface, a sink with a mixer tap and draining board, space for a cooker and breakfast table and chairs and a chimney breast with a quarry tiled hearth. A door leads to a separate utility room, a WC and an additional doorway into an inner hall to the ground floor shower room.

Utility room comprising continued tiled effect flooring, plumbing for a washing machine, a cupboard, a door into the garden and a WC.

WC with continued tiled effect flooring, a pedestal wash hand basin and a low level WC.

An inner hallway off the kitchen boasts ceramic tiled flooring, space for a fridge freezer and access to the ground floor shower room.

Ground floor shower room featuring continued ceramic tiled flooring, a tall, heated towel rail, an oversized shower cubicle and a wall hung wash hand basin.

Stairs rise to a naturally light first floor landing with a window to the front elevation offering superb views of the neighbouring countryside. There is also a storage cupboard and a loft hatch.

Three bedrooms all benefitting from being newly decorated with brand new carpets.

Charming main bedroom boasting a dual aspect flooding the room with an abundance of natural light. The room also features a period fireplace, a storage cupboard housing a modern water cylinder, and views overlooking the stunning countryside and beyond.

The second bedroom is also double in size, overlooking the west facing garden and bedroom three also benefits from the countryside views to the front.

Set back from the road with the rolling countryside to the front elevation, the property is neatly enclosed by a manicured hedgerow with a well-maintained front garden edged with planted borders and mature trees, offering the perfect spot to enjoy the morning sun. There is a hard standing driveway providing off road parking for up to three cars and a paved path leads to the front door.

The charming, west facing rear garden is of an extensive size offering a true gardener’s paradise with its variety of sections. The garden features a paved patio area ideal for seating and a wealth of plantings, an array of shrubbery and trees creating a tranquil and private setting. There is also a further seating area to the rear elevation, a potential vegetable patch area and access to a brick outbuilding, perfect for storage!





- Living Room - 3.89m x 3.48m (12'9" x 11'5") max
- Kitchen - 3.02m x 3m (9'11" x 9'10")
- Utility - 1.78m x 1.52m (5'10" x 5'0") max
- WC - 1.6m x 1.22m (5'3" x 4'0")
- Shower Room - 1.78m x 1.6m (5'10" x 5'3")
- Store - 1.4m x 0.97m (4'7" x 3'2")
- Main Bedroom - 4.95m x 3.02m (16'3" x 9'11") max
- Bedroom Two - 3.45m x 2.72m (11'4" x 8'11")
- Bedroom Three - 2.54m x 2.41m (8'4" x 7'11")



63 High Street, Market Harborough,
Leicestershire, LE16 7AF

Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

