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ESTATE AGENTS



## Christopher Court, Welford

4 2 2





### “Location & Design Combine...”

...to form this impressive and detached residence, neatly tucked away within a quiet cul-de-sac in the popular village of Welford and boasts generous proportions throughout, four bedrooms, a single garage and a private rear garden!

Picturesque village location, situated in the heart of Welford, within walking distance of the local park, primary school, the village shop and petrol station, pub and the rolling countryside.

Entrance through the composite front door leading into the inviting entrance hall with a storage cupboard, laminate flooring, access to the guest WC and stairs flow up to the first-floor landing.

Well-presented living room with carpeted flooring and French doors open out to the private rear garden.

Spacious dining room featuring a gas fireplace, dual aspect windows and French doors flowing out to the rear, creating a wonderfully light room.

Kitchen/breakfast room comprising ceramic tiled flooring, solid timber units, square edged work surfaces, an integrated electric cooker with a four-ring electric hob, and under counter space for a dishwasher, fridge and freezer. (Appliances are available if a buyer wishes)

Separate utility room with continued tiled flooring, fitted units, space for a washing machine and tumble dryer, and a door out to the side of the property.

Guest WC comprising ceramic tiled flooring, a low-level WC and a pedestal wash hand basin.

First floor landing with a window to the rear injecting natural light.

Impressive main bedroom featuring laminate flooring, fitted wardrobes and a fantastic en suite shower room. The en suite comprises ceramic tiled flooring and walls, a chrome heated towel rail and a white three-piece suite to include a low-level WC, a vanity enclosed wash hand basin, and a shower enclosure with a Mira Sprint shower over.

Three further bedrooms, two of which benefit from being double in size.

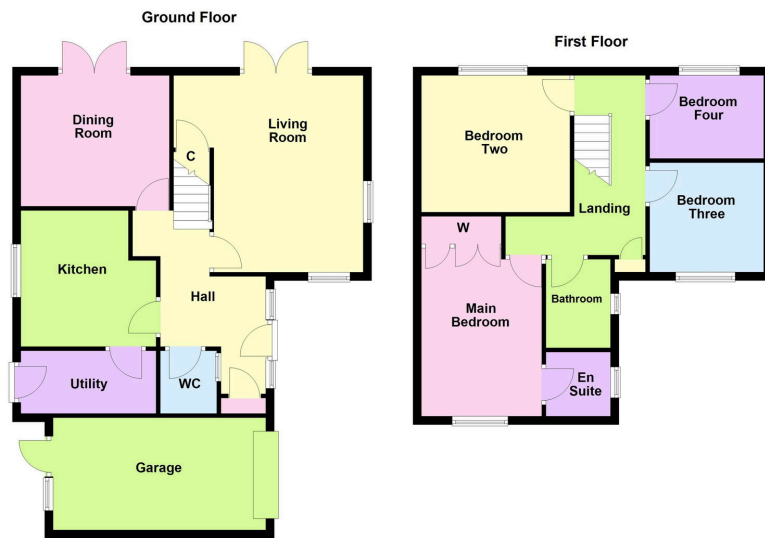
Family bathroom comprising laminate flooring c ceramic tiled walls, a low-level WC, a pedestal wash hand basin and a panel enclosed bath with a Mira Speint electric shower over.

Single garage with manual up and over door, a rear personnel door, power and light.

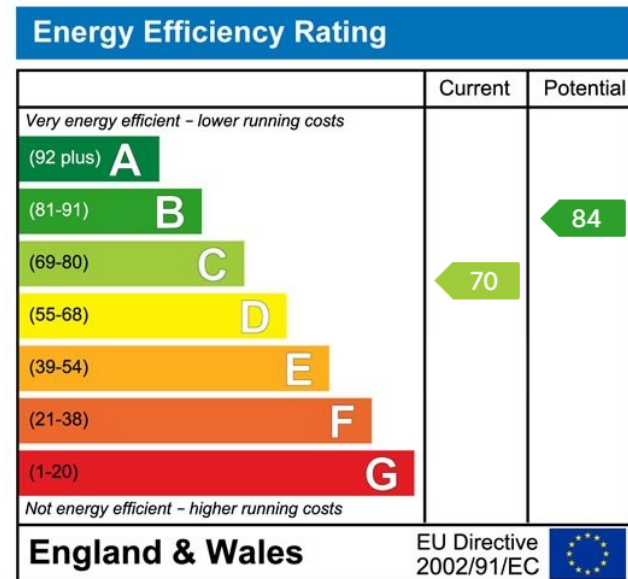
The property is neatly tucked away in the cul-de-sac and is approached via a block paved drive with high level hedgerows adding a good degree of privacy. Off road parking is available for two cars, with a further car in the garage if required, and a timber gate provides access into the rear garden. The stunning rear garden offers complete privacy with its high-level hedgerows creating a perfect space to sit out and enjoy the best of the afternoon sun. A block paved patio leads from the rear doors offering the ideal space to sit out and entertain with friends and family. A well-maintained lawn sits before a well-stocked planted border, and a path flows round to the rear of the kitchen and the rear door into the garage.







- Living Room - 4.7m x 4.52m (15'5" x 14'10") max
- Dining Room - 3.53m x 3.12m (11'7" x 10'3")
- Kitchen - 3.25m x 3.23m (10'8" x 10'7") max
- Main Bedroom - 4.01m x 2.87m (13'2" x 9'5") max
- En Suite - 1.73m x 1.47m (5'8" x 4'10")
- Bedroom Two - 3.61m x 3.28m (11'10" x 10'9") max
- Bedroom Three - 2.72m x 2.62m (8'11" x 8'7")
- Bedroom Four - 2.72m x 1.98m (8'11" x 6'6")
- Bathroom - 1.83m x 1.73m (6'0" x 5'8")
- Garage - 5.08m x 2.69m (16'8" x 8'10")



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.

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