



**HENDERSON
CONNELLAN**
ESTATE AGENTS

West Street, Welford

2 1 1



“Period Charm”

A well-presented two-bedroom village property situated in Welford. Offering a tasteful combination of period character and contemporary finishes, complemented by a generous rear garden.

Occupying a prime position on West Street, the property enjoys the convenience of being just a short stroll from Welford's range of amenities, including a village store, primary school and a variety of scenic countryside walks. Welford is ideally located for access to Market Harborough, Northampton, and Rugby, all of which offer mainline rail services to London and the North. Excellent road links via the A14, A5199, and M1.

Entrance is via a timber front door with decorative frosted glass panels, opening into a welcoming living room featuring a large front-facing window which fills the room with natural light. An exposed ceiling beam and charming tiled fireplace adds character to the property.

The kitchen/dining room is fitted with a range of white gloss base and eye level units, an integrated Indesit double oven, an induction hob and a single bowl stainless-steel sink and drainer, complemented by a mixer tap.

The main bedroom positioned at the front of the property, boasts generous proportions, a decorative feature fireplace, and built-in wardrobe and drawers.

The contemporary bathroom is finished to a high standard, with full-height tiling, walk in shower, hand basin and low-level WC.

The top floor provides a versatile loft room, perfect as a further bedroom, home office, or creative space equipped with built in storage cupboards and elevated views over the garden.

Generous rear garden offering excellent potential and featuring a characterful outbuilding.

Living Room - 4.11m x 3.58m (13'6" x 11'9") max

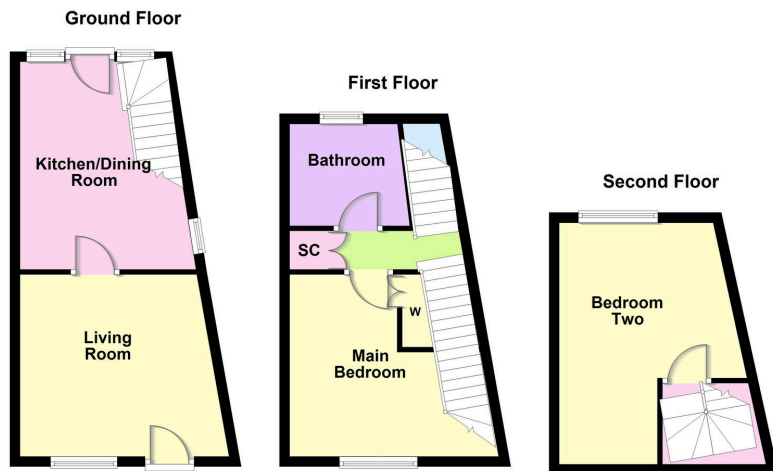
Kitchen/Dining Room - 4.09m x 3.48m (13'5" x 11'5") max

Main Bedroom - 3.58m x 2.9m (11'9" x 9'6") max

Bathroom - 2.24m x 2.01m (7'4" x 6'7") max

Bedroom Two - 4.6m x 2.31m (15'1" x 7'7") max





- Loft Conversion
- Generous Garden
- Outbuilding
- Period Features



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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