



**HENDERSON
CONNELLAN**

ESTATE AGENTS

A Rural Hidden Gem!

Situated in the heart of Welford, this three-bedroom, extended cottage is a true hidden gem being neatly set back from the road with an established garden, off road parking to the rear for three cars and boasts generous proportions throughout!



Chambers Row
Welford
Northampton
NN6 6HA





Sought after village location with the countryside on its doorstep offering fantastic rural and canal-side walks, access to the village amenities including the village shop with post office, village hall, primary school, traditional pub and additional restaurant. Welford is always located within easy driving distance of the A14, Rugby and into Market Harborough with further amenities and local train stations, perfect for commuters.

Offered for sale with no onward chain, making an ideal purchase for first time buyers, downsizers or investors.

Entrance is gained into the kitchen/dining room featuring cottage style, red tiled flooring, LED ceiling spotlights, access to a useful storage cupboard and pantry cupboard.

The kitchen/dining room overlooks the front garden with ample space for a dining table and chairs offering a scenic and naturally light outlook. There are a range of base level units, a roll top work surface with tiled splash backs, a stainless-steel sink and a free standing cooker.

Beautifully appointed living room offering a wealth of charm overlooking the front garden with truly stunning open fire with a decorative tiled surround, stone hearth and timber mantle.

Useful utility room and guest WC accessed via the personal door providing a fantastic size with a stainless steel bowl sink, space and plumbing for a washing machine and tumble dryer and excellent space for boot room storage. The guest WC leads off from the utility with a low level WC and houses the oil boiler.

Stairs rise from the kitchen/dining room to the first floor with a window to the rear elevation flooding natural light through the property, access to the attic and all rooms.

Three double bedrooms, all with attractive raked ceilings, with the main bedroom benefiting from fitted storage.

The third bedroom has been tastefully extended with a high pitched vaulted ceiling, two Velux windows and a bi folding window with far reaching countryside views beyond. There is also access to the airing cupboard with a radiator.

Family bathroom of a generous size with tiled splashbacks and a three piece suite to include a panel enclosed bath with shower over, a low level WC and a pedestal wash hand basin.

Set back from the road, this charming three bedroom cottage is nestled amongst a row of cottages, offering a hidden gem with its established and private front aspect from the road. The property benefits from a generous front garden with timber fencing, a curved brick wall to the front and mature hedges, plantings and trees. The garden flows up to the front entrance with established trees, plantings and a main lawn. A shared paved path leads to the front door and there is a paved patio area ideal for seating. In addition, the property benefits from access to the timber shed and greenhouse.

To the rear of the property is alternative access into the property with a courtyard area to enjoy the south west facing aspect and off road parking for 2-3 cars. There is also a covered side access walkway into the front garden.

Kitchen/Dining Room - 4.55m x 3.45m (14'11" x 11'4")

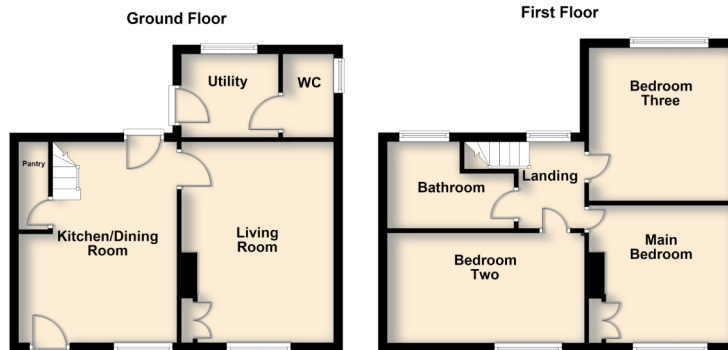
Living Room - 3.43m x 4.52m (11'3" x 14'10")

Utility Room - 2.18m x 1.88m (7'2" x 6'2")

Main Bedroom - 3.2m x 3.1m (10'6" x 10'2")

Bedroom Two - 4.44m x 2.49m (14'7" x 8'2")

Bedroom Three - 3.45m x 3.2m (11'4" x 10'6")



*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



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