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The Paddock, Welton
Guide Price £310,000

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ESTATE AGENTS

The Paddock, Welton, Daventry

Complete Estate Agents are proud to introduce this delightful semi-detached bungalow, in the charming area of The Paddock, Welton, Daventry. The property offers a perfect blend of comfort and potential. With two well-proportioned reception rooms, including a cosy lounge featuring a log burner, this home is ideal for both relaxation and entertaining. The bi-fold doors seamlessly connect the lounge to a spacious conservatory, which boasts heated flooring, creating a warm and inviting space to enjoy throughout the year.

The property comprises two comfortable double bedrooms, providing ample space for a small family or those looking to downsize. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this bungalow is the generous parking space, accommodating up to three vehicles and a garage, which is a rare find in the area. Additionally, there is significant scope to expand the property, subject to planning permission, allowing you to tailor the home to your specific needs and desires.

This bungalow is not just a home; it is a canvas for your future aspirations. With its prime location in Welton, you will enjoy the tranquility of suburban living while being just a short distance from the amenities of Daventry, Rugby & Northampton. This property presents an excellent opportunity for those seeking a comfortable and adaptable living space in a desirable location. Don't miss the chance to make this charming bungalow your own.

Front Garden/Garage

Electrics in garage. Side-door access with up and over door. Parking for multiple vehicles

Entrance Hall 17 x 4 (5.18m x 1.22m)

Bedroom One 12'5" x 12'1" (3.80 x 3.70)

Radiator

Bedroom Two 12'5" x 8'5" (3.80 x 2.57)

Radiator

Bathroom 6'1" x 8'0" (1.86 x 2.44)

Living Room 17'1" x 12'6" (5.22 x 3.83)

Featuring a cast iron log burner, radiator, and bi-folding doors to conservatory.



Kitchen 10'8" x 8'0" (3.26 x 2.44)

Electric induction Hob, Extractor, integrated Fridge, integrated oven & electric kick-board heaters.

Conservatory 9'0" x 20'10" (2.75 x 6.37)

Indian Sandstone flooring with underfloor Heating with thermostat control.

Rear Garden

Location

Welton is a highly regarded village located approximately two miles north of Daventry and 11 miles west of Northampton, with Rugby just seven miles to the north. Offering a perfect blend of rural charm and excellent transport connectivity, the village benefits from easy access to the M1 at junctions 16 and 18, as well as nearby railway stations at Long Buckby and Rugby, both providing direct services to London Euston in around an hour.

Local amenities include St Martin's Parish Church, Welton CE Academy, a well-regarded Church of England primary school, Welton Village Hall, and The White Horse pub which won Country Pub of the year 2026, a popular community hub that hosts events such as the annual Soapbox Derby.

West Northamptonshire Council

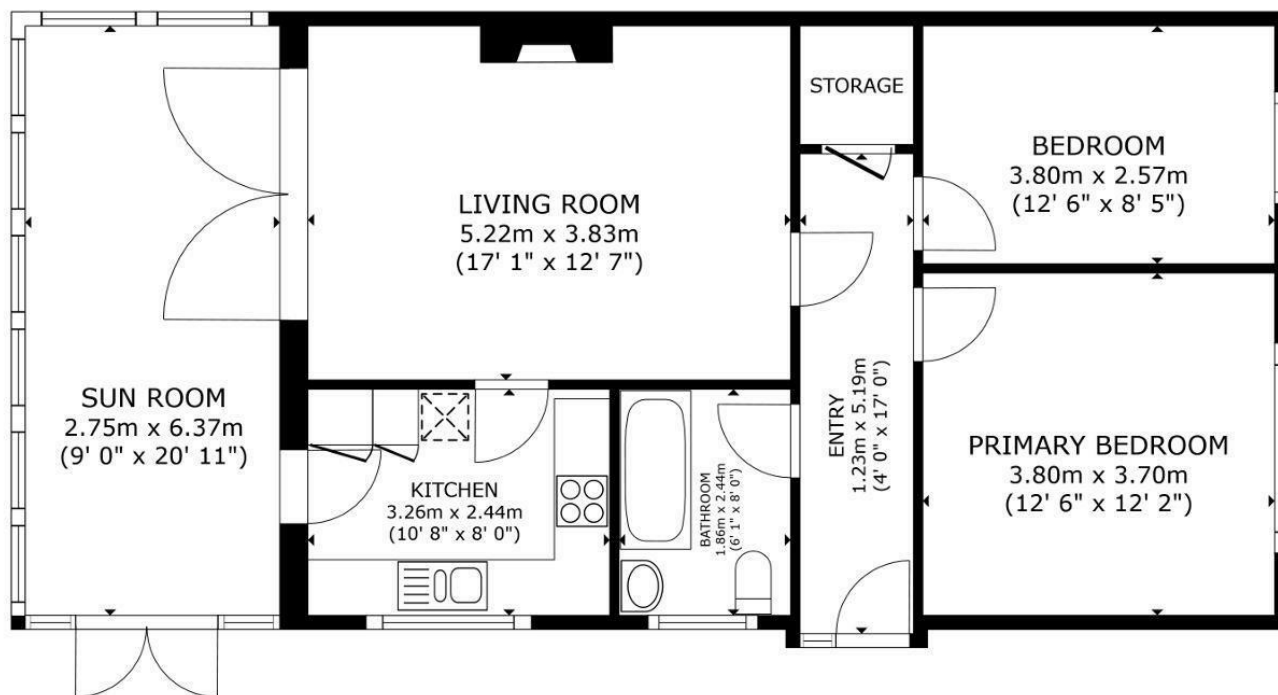
One Angel Square,
Angel Street,
Northampton,
NN1 1ED

Council Tax Band-C
EPC - D

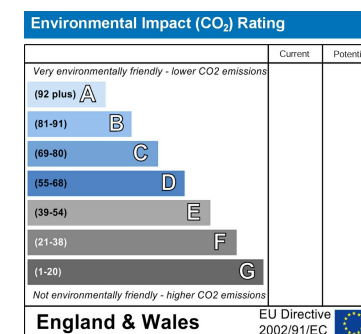
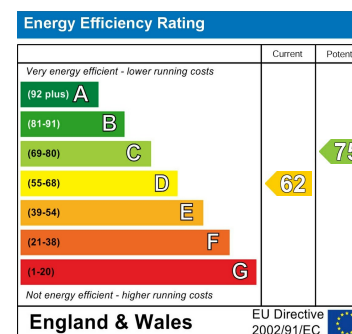
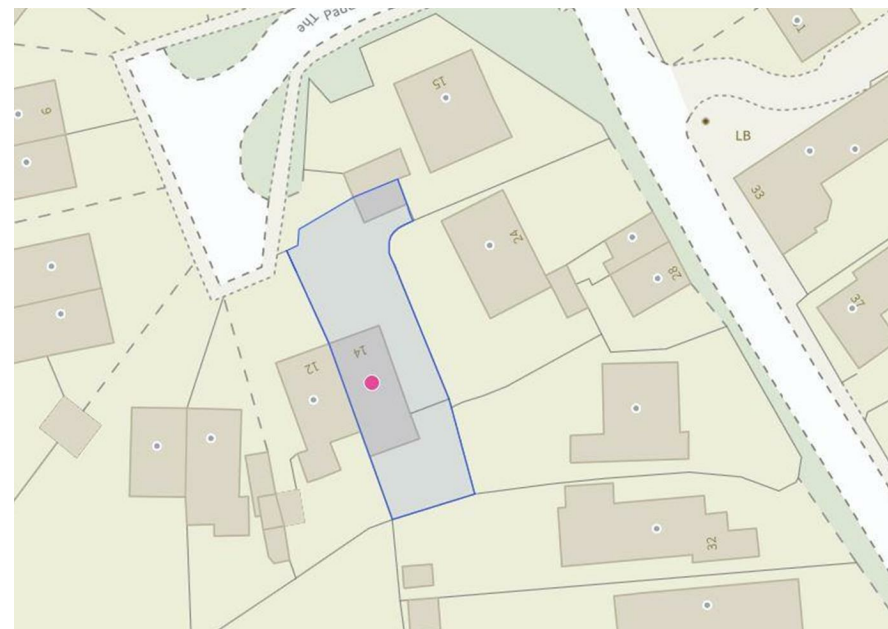
Agents Notes

Pursuant to the Estate Agents act 1979. The owner of this property is related to staff member of Complete Estate Agents (Rugby) Ltd.





FLOOR PLAN



Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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