



**Connells**

Millers Road  
Welford Northampton



## Property Description

This wonderful FOUR-bedroom Semi-detached home has a good size garden, garage and 2 parking spaces.

A welcoming entrance hallway and WC.

The lounge is spacious and features a front facing window allowing plenty of natural light.

The modern kitchen/dining room to the rear to create a fantastic open-plan kitchen/diner/family area forming the heart of the home. The kitchen is fitted with sleek units, appliances and ample worktop space.

The first floor offers three well-proportioned bedrooms, two of which are generous doubles and the third a comfortable single or ideal home office. A modern family bathroom with a full-sized bath, WC, and wash basin serves these bedrooms.

Occupying the entire top floor is the principal bedroom suite, offering a peaceful retreat with a spacious double bedroom with a stylish en-suite shower room.

### Outside

The property benefits from a landscaped good size garden, featuring, lawn, fencing for privacy. The corner plot also have a side lawned area is perfect for bbq's in the summer.

Garage: Eelctric doors, loft space, lights and sockets.

There is a well-regarded primary school in Welford, with secondary schooling at the respected Guilsborough Academy.

Welford is a picturesque village lying among open farmland and countryside close to the Northamptonshire and Leicestershire borders.

## Entrance Hall

7' 8" x 11' 2" ( 2.34m x 3.40m )

Serves a bright and welcoming introduction to this modern semi-detached house, offering ample space for greeting guests and accessing the main areas of the house

## Ground Floor Wc

2' 6" x 6' 6" ( 0.76m x 1.98m )

Situated just off the entrance hall and comprises a low level WC and wash hand basin

## Lounge

10' 11" x 14' 7" ( 3.33m x 4.45m )

A warm and inviting space, beautifully presented and generously sized, offering ample space for a range of furnishings, natural light floods in through a large front facing window and being neutrally decorated.

## Kitchen/Diner

18' 5" x 10' 7" plus recess ( 5.61m x 3.23m plus recess )

Contemporary fitted wall and base units providing ample storage, marble work tops, integrated oven, hob and extractor fan, stainless steel sink with mixer tap, double glazed window overlooking the rear garden, high quality flooring and storage includes Solar Panel Battery. The dining area flows effortlessly from the kitchen with French doors leading out to the rear garden

## Landing

Airing cupboard with water tank.

## Bedroom 2

9' 3" x 7' 10" ( 2.82m x 2.39m )

This well-proportioned double bedroom situated on the first floor is a peaceful and comfortable space with large rear facing window providing ample natural light and views over the private rear garden.

## Bedroom 3

10' 4" x 12' 4" ( 3.15m x 3.76m )

A bright and versatile room having double glazed window to the front.

## Bedroom 4

10' 11" x 10' ( 3.33m x 3.05m )

Having walk in wardrobe, skylight window and storage.

## Family Bathroom

Bath with shower above, WC and wash hand basin, contemporary tiling on walls and flooring providing a clean and fresh look,

window allows for natural light and ventilation.

## Second Floor

### Bedroom 1

10' 4" x 12' 11" ( 3.15m x 3.94m )

Occupying the entire second floor of the house, a spacious, private retreat, generously sized double bedroom with ample space for additional furniture, large window floods the room with natural light and door leading to the en-suite

### En-Suite

7' 2" x 6' ( 2.18m x 1.83m )

A fully tiled shower cubicle with glass enclosure, a wash hand basin and low-level WC and skylight roof window provides natural light.

### Outside

A paved pathway leading to the front door, off road parking and garage. The rear garden is fully enclosed, having a lawned border, patio area provides the perfect spot for outdoor dining or summer BBQ's









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01858 465 921**  
**E [marketharborough@connells.co.uk](mailto:marketharborough@connells.co.uk)**

11 St. Marys Road  
 MARKET HARBOROUGH LE16 7DS

EPC Rating: B Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/MKH307982](http://connells.co.uk/Property/MKH307982)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: MKH307982 - 0015