



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.

First Floor:

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.

Second Floor:

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: Electric 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, offering a peaceful and comfortable space, large rear facing window provides 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 and carpet flooring

Bedroom 4

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

Having walk in wardrobe, skylight window and storage

En-Suite

Comprising shower cubicle, WC and wash hand basin, contemporary tiling on walls and

flooring providing a clean and fresh look, Velux 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

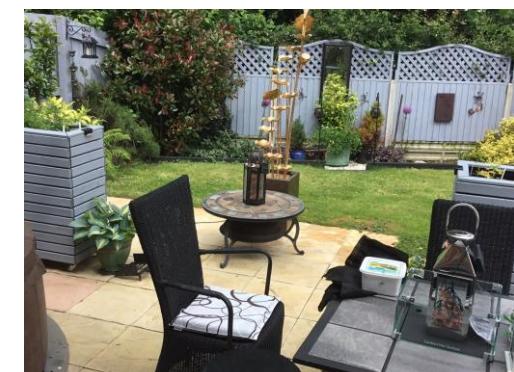
En-Suite

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 Velux style 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









Ground Floor



First Floor



Second Floor



Garage

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

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EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

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