



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"Spindles"

Neatly tucked away in the heart of the desirable village of Weston By Welland set in the rolling Leicestershire countryside, "Spindles" is an impressive and detached bungalow boasting generous proportions, a pretty wrap-around garden, a double garage, three bedrooms and ample off-road parking!



Northlea,
Weston By Welland
LE16 8HY





Situated within close walking distance of the village pub, the church, a bus stop, stunning countryside walks with neighbouring villages and within driving distance of Market Harborough and the train station.

Entrance through the glazed uPVC front door leading into the spacious reception hall with a useful storage cupboard and field views with the glazed door and windows opposite, leading out to the rear garden.

Spacious living room featuring a dual aspect with sliding patio doors out to the garden and a side window flooding the room with natural light. An electric fireplace adds a focal point to the room.

Kitchen comprising ceramic tiled flooring, eye and base level fitted units, roll top work surfaces, a stainless-steel sink with two draining boards, an integrated electric double oven, a four-ring electric hob, space for a fridge/freezer and a door through to the utility room.

Separate utility room with ceramic tiled flooring, further fitted units with roll top work surfaces and a stainless-steel sink, space for a washing machine and a door leads out to the rear of the property.



Formal dining room of a good size with a window to the rear and glass panelled doors from the entrance hall.

Main bedroom boasting fitted storage and an en suite wet room. The en suite comprises tiled and shower boarded walls, a chrome heated towel rail, a low-level WC, a vanity enclosed wash hand basin, and a Mira Sport electric shower.

Two further bedrooms, both of which are double in size and benefit from fitted storage.

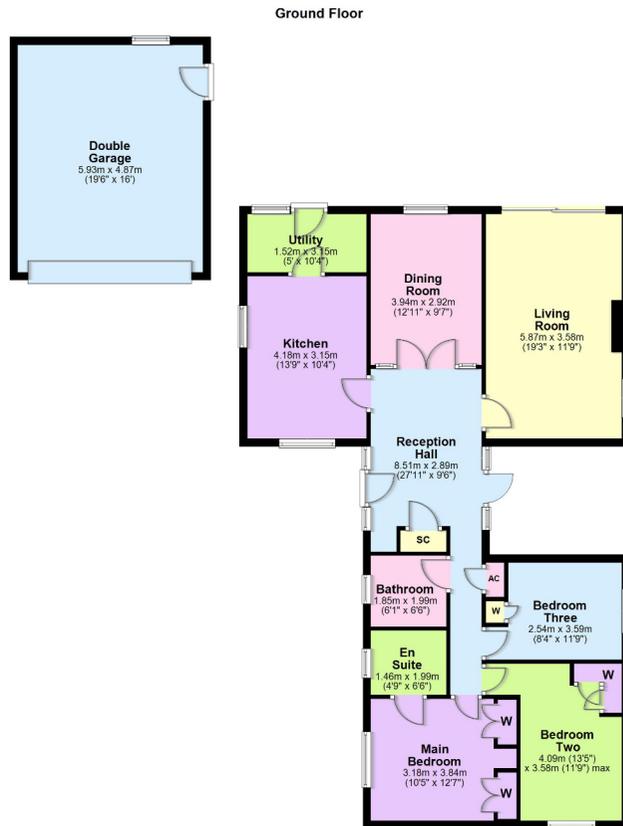
Modern bathroom comprising a white three-piece suite to include a low-level WC, a vanity enclosed wash hand basin and a panel enclosed bath.



Detached double garage with an electric up and over door, a window to the rear, a side personnel door, and benefitting from power and light.

Neatly tucked away down Northlea in the heart of Weston By Welland, the property features a spacious frontage boasting a large, gravelled driveway providing off road parking for multiple vehicles, with further parking in the garage if required. A well-maintained lawn area is planted with a mixture of trees, shrubs, pampas grass and rose bushes.

The delightful garden wraps all the way around the property, featuring a perfectly placed patio to the rear offering stunning views out over the neighbouring fields and rolling hills beyond. A well-maintained hedgerow lines the boundary to the right-hand side, with a lawn area and a mixture of mature plantings lining the perimeter.



*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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