

Property Details

43 West Street, Welford,
Northamptonshire, NN6 6HU

Guide Price **£280,000**



Property Photos

43 West Street, Welford, Northamptonshire, NN6 6HU



Creation Date
21/04/2026

Property Photos

43 West Street, Welford, Northamptonshire, NN6 6HU



Creation Date
21/04/2026

Property Photos

43 West Street, Welford, Northamptonshire, NN6 6HU



Creation Date
21/04/2026

Property Photos

43 West Street, Welford, Northamptonshire, NN6 6HU



Creation Date
21/04/2026

Property Photos

43 West Street, Welford, Northamptonshire, NN6 6HU



Creation Date
21/04/2026

Property Photos

43 West Street, Welford, Northamptonshire, NN6 6HU



Creation Date
21/04/2026

Property Photos

43 West Street, Welford, Northamptonshire, NN6 6HU



Creation Date
21/04/2026

Property Photos

43 West Street, Welford, Northamptonshire, NN6 6HU



Creation Date
21/04/2026

Property Photos

43 West Street, Welford, Northamptonshire, NN6 6HU



Creation Date
21/04/2026

Property Photos

43 West Street, Welford, Northamptonshire, NN6 6HU



Creation Date
21/04/2026

Property Photos

43 West Street, Welford, Northamptonshire, NN6 6HU

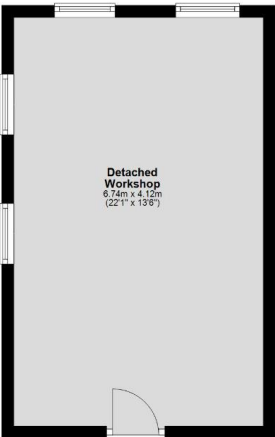
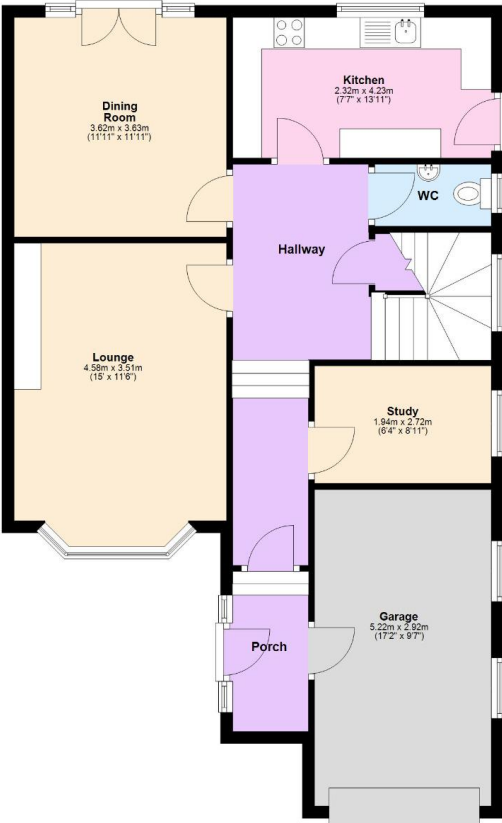


Creation Date
21/04/2026

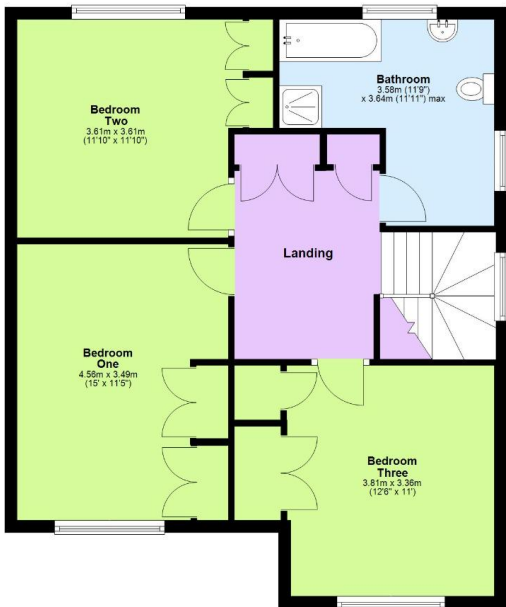
Property Floor Plans

43 West Street, Welford, Northamptonshire, NN6 6HU

Ground Floor



First Floor



Property Info

43 West Street, Welford, Northamptonshire, NN6 6HU

Property Type

House

Property Style

Semi-Detached

Bedrooms

3

Bathroom

1

Receptions

3

Tenure Type

Freehold

Floor Area

1400

Agency Type

-

Parking

None

Type

Sales

Electricity

Mains Supply

Creation Date

21/04/2026

Property Info

43 West Street, Welford, Northamptonshire, NN6 6HU

Water Supply

Mains

Sewerage

Mains Supply

Heating

Central, Double Glazing, Oil

Broadband

-

Accessibility

-

Restrictions

-

Condition

Work required throughout

Flooded In Last Five Years

No

Current Annual Ground Rent

-

Current Service Charge

-

Rent Review Period (Year)

-

Creation Date

21/04/2026

Property Info

43 West Street, Welford, Northamptonshire, NN6 6HU

Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

Guide Price

Price

£280,000

Land Size

-

Age of Property

-

Year Built

1968

New Home

No

Creation Date

21/04/2026

Property Features

43 West Street, Welford, Northamptonshire, NN6 6HU

Feature 1

Three Bedroom Semi-detached Home

Feature 2

Self-build From 1968 / One Careful Owner From New

Feature 3

28 Day Exchange Of Contracts Available

Feature 4

Three Reception Rooms

Feature 5

Large Driveway To Front And Rear Of Plot

Feature 6

Integral Garage And Detached Workshop

Feature 7

Ideal Renovation Project

Feature 8

Huge Potential To Extend And Reconfigure (stp)

Feature 9

Mature Garden Backing Onto Allotments

Feature 10

Elevated Position In Established Village Location

Creation Date

21/04/2026

Property Description

43 West Street, Welford, Northamptonshire, NN6 6HU

Three Bedroom Semi-Detached Property For Sale in Welford, Northamptonshire

Three Bedroom Semi-Detached Property For Sale in Welford, Northamptonshire

Properties like this dont come along very often.

Built in 1968 as a self-build and owned by the same careful owner ever since, this three-bedroom semi-detached home sits in an elevated position, set back from the road, in a lovely, established part of the village.

EXPRESS SALE

Just a quick word on our Express Sale, which we think youll find really encouraging as a buyer

This Property Must Be Sold - 280,000 is a guide price, not an asking price.

It really is up to you to decide what you would like to pay for this property.

PLEASE watch the full internal and external property video available on this page as well as reading the details in full before booking a viewing.

The property is empty, and we are looking to sell and complete quickly so we would politely ask that only buyers in a position to buy may apply, to purchase this property - if you want help with mortgage, solicitor or general buying advice, please just ask.

We will be encouraging an exchange of contracts within 28 days subject to the legal process. Steps have been taken using our Express Sale Method to allow a quick exchange to happen.

Creation Date

21/04/2026

Property Description

43 West Street, Welford, Northamptonshire, NN6 6HU

The sale pack is ready with the sellers solicitors, with searches ordered (costs to be paid for by the purchaser on completion) and can be sent straight to your solicitor just as soon as your offer is accepted.

Dont worry, we have a team who will be on hand to help make this happen for you.

This isnt a reflection on the property just a perfected method that we have now been using for a while to help buyers and sellers move quickly.

If you have any questions about this, please just ask.

If you are in a position to purchase and you would like a more detailed look around, then feel free to contact the Campbells team and they will book you in your very own private viewing appointment.

ABOUT THIS HOME

Please take the time to look at the condition and layout of the property before you book a viewing - there are plenty of pictures and a video.

We are looking forward to hearing what you would like to visualise and create.

What immediately stands out here is the plot.

The frontage gives you a sense of space straight away, but its once you get down the side of the house that you really start to appreciate whats on offer. A large driveway runs all the way down to the bottom of the garden, providing ample off-road parking and leading to a substantial brick-built workshop with electric and water supply something that could quite easily be adapted or repurposed depending on your needs. This is in addition to the integrated garage. If it helps, the narrowest part of the driveway (where the gate posts are) is approximately 3m (just under 10ft) - which is plenty of space for

Creation Date

21/04/2026

Property Description

43 West Street, Welford, Northamptonshire, NN6 6HU

sizeable vehicles.

The rear garden is a real highlight.

Its a fantastic size, beautifully mature, and backs directly onto allotments - giving it a far more open, countryside feel than you might expect. Theres a lovely outlook here, and plenty of space to enjoy, improve or re-landscape over time.

Inside, the house offers approximately 1,400 square feet of accommodation and has been extremely well cared for, although it remains largely original to its build.

The layout is generous and flexible, with three separate reception rooms including a lounge, dining room and study, along with a downstairs WC.

The entrance hall and landing are both particularly spacious, adding to the sense of proportion throughout.

Upstairs, all three bedrooms are comfortable doubles, each with built-in wardrobes, and the family bathroom is well, its a bit of a time capsule in the best possible way. Its a huge space, complete with a rather lovely 60s Twyfords suite that some (more mature) buyers may experience a sense of nostalgia when they see it.

Theres also a sizeable loft space which is boarded, along with plenty of additional storage throughout the house.

In terms of condition, its fair to say the property is ready for updating but is perfectly liveable.

Creation Date

21/04/2026

Property Description

43 West Street, Welford, Northamptonshire, NN6 6HU

It has been incredibly well looked after, but cosmetically it is original, which gives the next owner a brilliant opportunity to modernise, extend or even reconfigure (subject to planning). There's clear potential to alter the upstairs layout to create additional bedrooms or incorporate an en-suite if desired.

Practical benefits include oil-fired central heating and uPVC double glazing.

LOCATION

Welford is a popular, quintessential Northamptonshire village

The village is close to the Leicestershire and Northamptonshire border and has plenty to offer, including a local Post Office/shop, primary school, garage, public houses, a parish church and, a chapel, there is also a petrol station with convenience store; village hall and community centre.

Families are well catered for within the village, with a pre-school and primary school. There is also a large playing field and sports field, to save mum and dad's taxis; a village bus regularly services Welford.

The village has a very active community and, there are many events throughout the year. Uniquely the village also has its own arm of the passing canal with a Marina too.

The village is also surrounded by the beautiful Northamptonshire countryside, perfect for those that enjoy the great outdoors, and scenic walks.

Neighbouring centres include, Market Harborough (8 miles) and, Lutterworth (approx. 9

Creation Date

21/04/2026

Property Description

43 West Street, Welford, Northamptonshire, NN6 6HU

miles,) Rugby (approx. 10 miles,) Daventry (14.9 Miles), Northampton (approx. 15 miles) and, Leicester (approx. 17 miles.) The village is also located for easy access to Junction 19 of the M1, and the A14. There are mainline rail services to London from Rugby and Market Harborough.

This property is a rare find at this price level, in such a desirable location, offering adaptable living space in a welcoming village community.

This is very much a home that has been well loved and looked after, but now offers an exciting opportunity for someone new to take it to the next level.

Offered for sale via our Campbells Express Sale, the property is set up to help facilitate a smoother and more structured transaction.

If youre looking for a home with genuine potential, a sizeable plot, and a great position within the village this is definitely worth a look.

TENURE: Freehold

COUNCIL TAX: D

EPC: TBC

Approximate total size is 1,463 sqft / 136 sqm.

The approximate measurements for this property are as follows:

GROUND FLOOR

Creation Date

21/04/2026

Property Description

43 West Street, Welford, Northamptonshire, NN6 6HU

LOUNGE

4.58m x 3.51m (15'0" x 11'6")

DINING ROOM

3.63m x 3.62m (11'11" x 11'11")

KITCHEN

4.23m x 2.32m (13'11" x 7'7")

STUDY

2.72m x 1.94m (8'11" x 6'4")

GARAGE

5.22m x 2.92m (17'2" x 9'7")

DETACHED WORKSHOP

6.74m x 4.12m (22'1" x 13'6")

FIRST FLOOR

BEDROOM ONE

4.56m x 3.49m (15'0" x 11'5")

BEDROOM TWO

3.61m x 3.61m (11'10" x 11'10")

Creation Date

21/04/2026

Property Description

43 West Street, Welford, Northamptonshire, NN6 6HU

BEDROOM THREE

3.81m x 3.36m (12'6" x 11'0")

BATHROOM

3.64m x 3.58m (11'11" x 11'9")

Creation Date

21/04/2026