

1 Browns Meadow, Welford, NN6 6NR



£650,000

A striking, spacious and extremely well presented detached family home is offered for sale here through Adams & Jones with no upwards sales chain. It sits in the picturesque and highly regarded village of Welford located in between the towns of Lutterworth and Market Harborough and provides easy access to the A14/M16 road network. Accommodation is of an extremely high standard and specification and in brief comprises; entrance hall, ground floor WC, a stunning 34'3" living/dining/kitchen, lounge and utility room. To the first floor there's an impressive landing, five bedrooms, two en-suites and family bathroom. Outside there is an attractive rear garden with driveway and double garage. The property also benefits from solar panels and battery storage.

Service without compromise

Entrance Hall



Timber front entrance door with double-glazed sky lights. Under-stairs storage cupboard. Tiled floor with under-floor heating.

Ground Floor WC



WC. Wash hand basin over storage unit. Tiled floor with under-floor heating.

Lounge 15'3" x 13'7" (4.65m x 4.14m)



Timber framed double-glazed window to front. Under-floor heating.



ADAMS & JONES

Living/Dining/Kitchen 34'3" x 16'9" max / 12'8"
(10.44m x 5.11m max / 3.86m)



Two sets of double-glazed bi-folding doors to rear. Timber framed double-glazed windows to rear. Two additional timber framed double-glazed windows to side of protruding dining area. Fitted kitchen with a range of wall and floor mounted units upgraded from the standard design to include a variety of pull-out larder units. Plumbed-in American style fridge/freezer included. Quartz worktops. Sink with waste disposal. Integrated dishwasher. Electric double oven with built in microwave. Induction hob with extractor hood over. Tiled flooring with under-floor heating. Built in media unit to the living area with a range of storage units and television included.



Service without compromise



Utility Room 9'4" x 9'4" (2.84m x 2.84m)



Double-glazed window to front. Composite double-glazed side entrance door. Fitted range of wall and floor mounted units. Space and plumbing for washing machine and dryer. Tiled flooring with under-floor heating.

Landing



Timber framed double-glazed window to front. Loft access hatch with pull down ladder and boarding. Airing cupboard. Radiator.

Master Bedroom 13'2" x 11'8" (4.01m x 3.56m)



Timber framed double-glazed window to rear. Built in mirrored wardrobes. Radiator.



Master En-Suite



Timber framed opaque double-glazed window to side. WC. Wash hand basin. Shower cubicle with dual shower heads. Heated towel rail. Shaver point. Extractor fan. Tiled splash backs. Tiled floor.

Bedroom Two 13'7" x 10'0" (4.14m x 3.05m)



Timber framed double-glazed window to front. Built wardrobe. Radiator.



En-Suite Two



WC. Wash hand basin. Double shower with dual head showers. Tiled splash backs. Tiled flooring. Heated towel rail. Extractor fan.

Bedroom Three 11'9" x 10'8" (3.58m x 3.25m)



Timber framed double-glazed window to rear. Radiator.

Bedroom Four 11'4" x 9'7" plus door recess (3.45m x 2.92m plus door recess)



Timber framed double-glazed window to rear. Built in wardrobe. Radiator.

Bedroom Five 10'1" x 7'2" (3.07m x 2.18m)



Timber framed double-glazed window to front. Radiator.



Family Bathroom



WC. Wash hand basin. Panelled bath. Shower cubicle. Shaver point. Heated towel rail. Extractor fan. Tiled splash backs. Tiled flooring.

Front

Double Garage 19'8" x 19'3 (5.99m x 5.87m)



Two up and over vehicle access doors. Power connected. Battery for solar panels. Composite side entrance door.

Rear Garden



Mainly laid to lawn with paved patio areas and pathway leading to the garage. Water point. Outside power point. Gated side access.



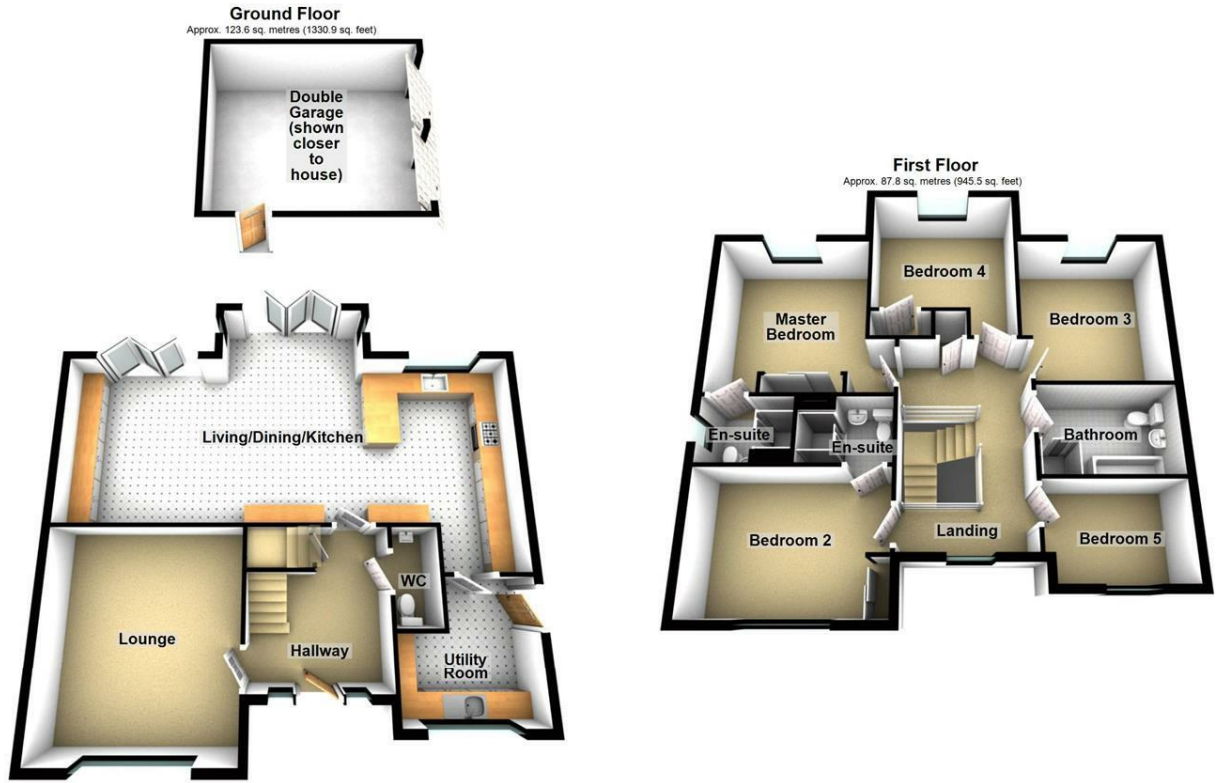
Service without compromise

Note For Prospective Buyers



Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan

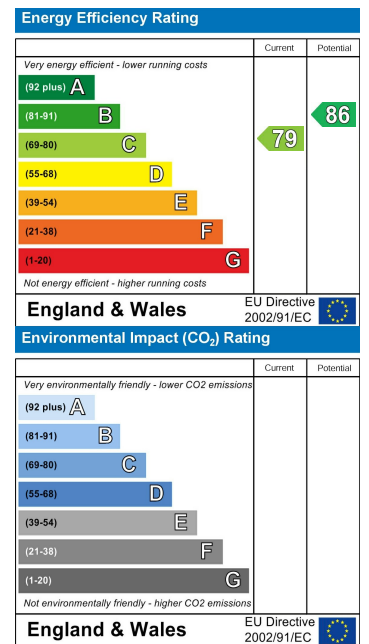


Total area: approx. 211.5 sq. metres (2276.3 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise