ADAMS & JONES

9 St Mary's Road
Market Harborough
Leicestershire LE16 7DS
01858 461888

2 Station Road
Lutterworth
Leicestershire LE17 4AP
01455 886670

info@adams-jones.co.uk
www.adams-jones.co.uk

Service without compromise

17 West Street, Welford, NN6 6HU









Offers Over £400,000

A beautiful period redbrick cottage of immense charm and character, boasting a wealth of period and character features throughout. The property is set in the picturesque village of Welford, well located in between the town amenities of Market Harborough and Lutterworth and with extremely easy access to the A14/M6 motorway network for the commuter. Very nicely presented accommodation must be seen in person to be appreciated and in brief, comprises entrance hallway, lounge, dining room, study/family room, breakfast kitchen, utility, ground floor WC, landing, four double bedrooms, en-suite shower room and main shower room. Outside, the property offers a pretty cottage garden of a good size, facing approximately a Westerly direction. There are some good sized brick outbuildings to the rear offering scope for conversion if required. Adams & Jones are delighted to offer the property for sale with no upward sales chain.

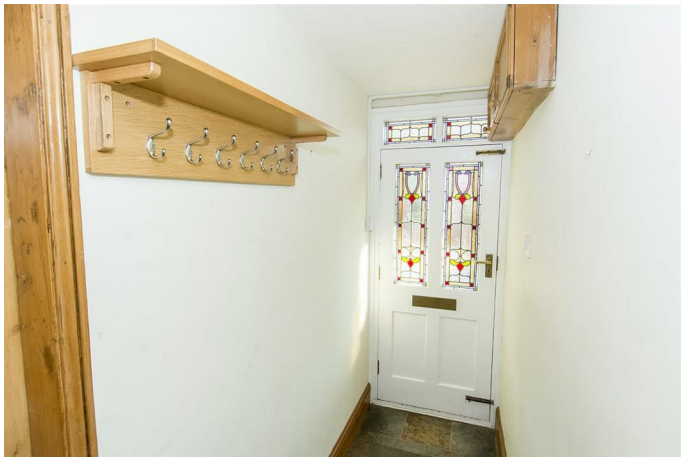
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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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Hallway



Stained glass front entrance door. Slate tiled floor. Radiator.

Lounge 12'0" x 11'6" (3.66m x 3.51m)



Timber framed double-glazed window to front. Stove fire over slate hearth inset to exposed brick chimney breast. Cupboard to recess. Timber flooring. Radiator.



Dining Room 12'0" x 11'2" (3.66m x 3.40m)



Timber framed double-glazed window to front. Stove fire over slate hearth. Cupboard to recess. Timber flooring. Radiator.



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Study/Family Room 12'0" x 9'6" (3.66m x 2.90m)



Timber framed double-glazed French doors with sidelights to the rear garden. Exposed timber ceiling beams. Radiator.



Breakfast Kitchen 12'7" x 9'4" (3.84m x 2.84m)



Timber framed double-glazed window to rear. Timber double-glazed stable door to rear garden. Fitted range of wall and floor mounted units. Freestanding dishwasher included. Free standing cooker with induction hob included. Stainless steel sink. Tiled splash backs. Slare flooring. Radiator.



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Utility Room

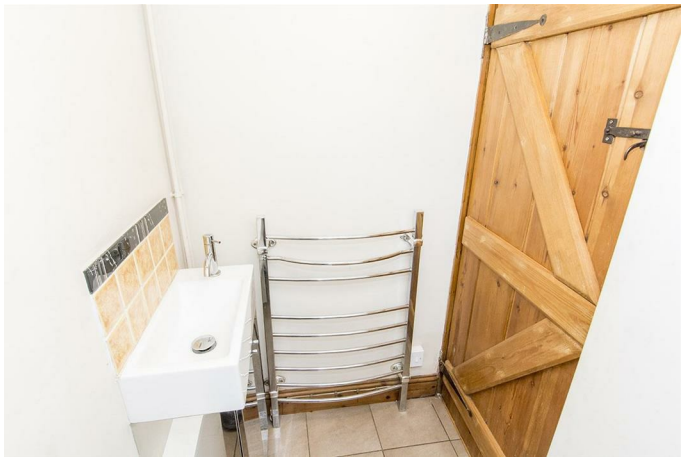


Timber framed double-glazed window to rear. Space and plumbing for washing machine included in the sale. Shelving.

Ground Floor WC



Timber opaque double-glazed window to rear. WC. Wash hand basin over storage unit. Tiled splash backs. Tiled floor.



Landing



Timber framed double-glazed window to rear. Loft access hatch. Airing cupboard housing radiator and shelving. Radiator.

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Bedroom One 12'3" x 11'3" (3.73m x 3.43m)



Timber framed double-glazed window to front. Cast iron fireplace. Exposed timber floor boards. Radiator.



Bedroom Two 10'2" x 11'6" (3.10m x 3.51m)



Timber framed double-glazed window to front. Cast iron fireplace. Radiator.

Bedroom Three 9'6" x 8'8" (2.90m x 2.64m)



Timber framed double-glazed window to rear. Radiator. Opening through to en-suite shower room.

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En-Suite Shower Room



Shower cubicle. Extractor fan. Tiled walls. Tiled flooring. Heated towel rail.

Main Shower Room 7'7" x 4'9" (2.31m x 1.45m)



Timber framed opaque double-glazed window to front. WC. Wash hand basin. Shower cubicle. Tiled walls.Tiled flooring. Heated towel rail.

Bedroom Four 10'1" x 9'5" (3.07m x 2.87m)



Timber framed double-glazed window to rear. Radiator.



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Rear Garden



Facing approximately a Westerly direction with a variety of lawned areas. Raised timber edged beds suitable for vegetables. Greenhouse. Outside power point. Side access tunnel leading to the front of the property.



Outbuilding One 13'3" x 8'2" (4.04m x 2.49m)



Housing the original brick built water heater. Stained glass window to front with power connected



Outbuilding Two 11'2" max x 7'1" (3.40m max x 2.16m)

Additional brick tool shed.

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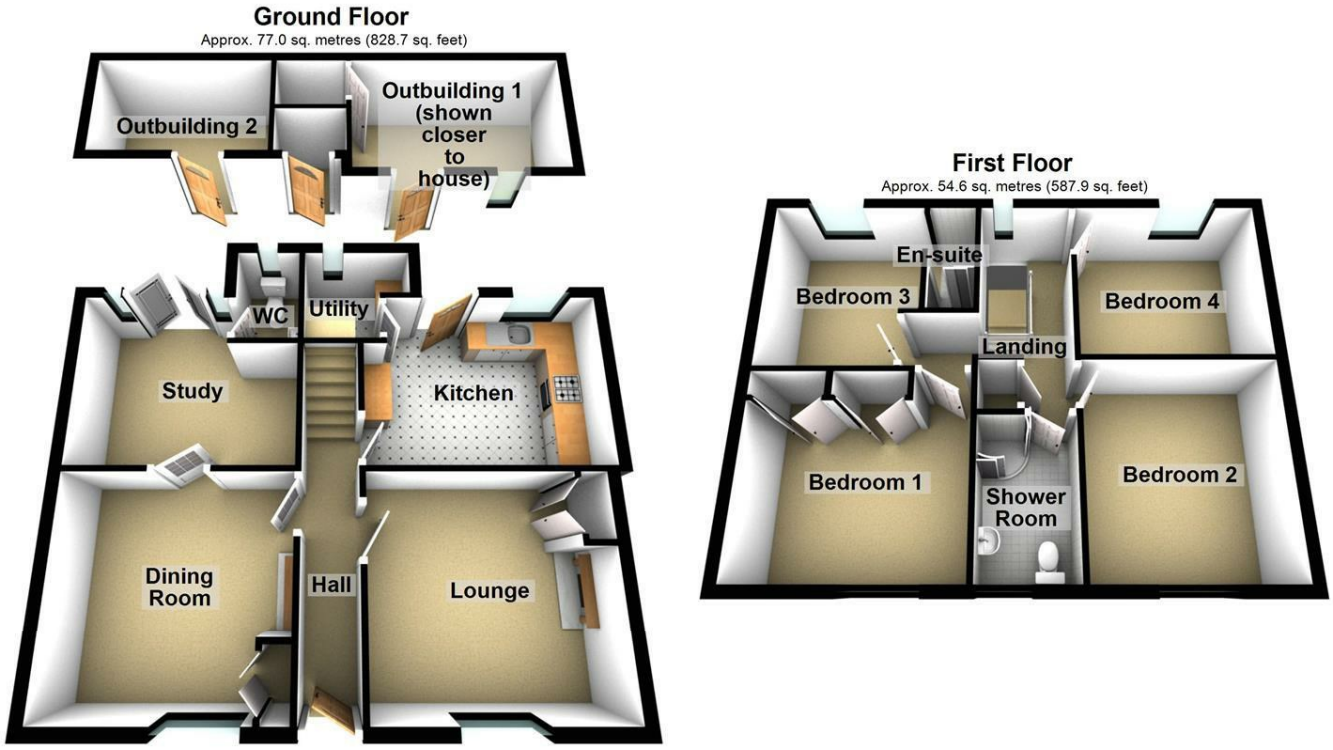
Notice For Prospective Buyers

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.

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Floor Plan



Total area: approx. 131.6 sq. metres (1416.5 sq. feet)

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Area Map



Energy Efficiency Graph

