

## 6 Northlea, Weston by Welland, LE16 8HY



**£200,000**

Situated within the delightful village of Weston-by-Welland, right on the edge of some beautiful countryside but only a 10 minute drive from Market Harborough town and its vast range of amenities, is this stunning, individually designed detached bungalow. This home is an ideal Investment, downsize or bolt hole and is being offered through Adams & Jones with no upward sales chain. The stylish, high specification accommodation comprises open plan living/diner, kitchen, bedroom and bathroom. Additional benefits include a driveway and a pleasant little decked garden to the side.

*Service without compromise*

## Entrance

Accessed via a wood effect UPVC double glazed front door.

## Kitchen 7'10" x 7'2" (2.39m x 2.18m)



A beautifully installed and well appointed kitchen. Having a selection of contemporary high gloss base and wall units with a bespoke laminate wood effect worktop and stainless steel sink. The integrated appliances include: Fridge/Freezer, dishwasher, washing machine, single fan assisted oven, four ring electric hob and stainless steel extractor over. The kitchen area is completed with luxury vinyl flooring.



## Open Plan Living/Diner 16'7" x 13'2" (5.05m x 4.01m)



A light, spacious open plan living/dining area with a UPVC double glazed window to the front elevation and UPVC double glazed French doors leading out onto a raised

timber deck with steps down to the rear garden. There are two TV points, two telephone points, under floor heating and a storage cupboard housing the under floor heating manifold and boiler.



Bedroom 10'8" x 9'9" (3.25m x 2.97m)



A good sized double bedroom with a UPVC double glazed window to the front elevation. TV point, under floor heating and double fitted wardrobe with interior lighting.



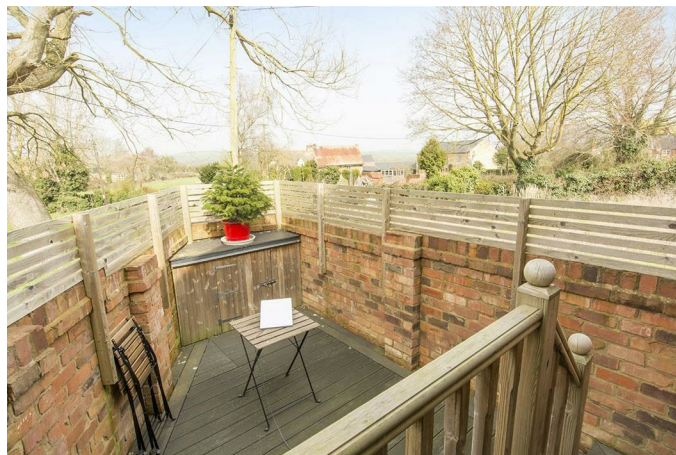
Shower Room 9'2" x 8'0" (2.79m x 2.44m)



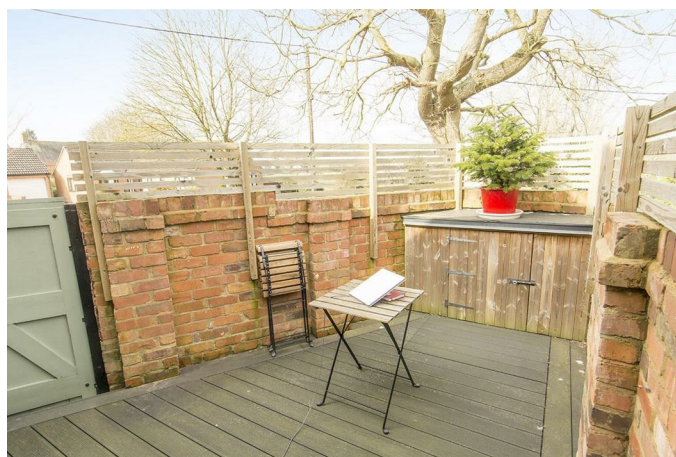
Of a generous size with the suite comprising high quality, high gloss vanity unit providing ample storage and mirror above. Low level WC and sink unit with storage below. Large corner shower cubicle with aqua-board finish to wet area. Luxury vinyl flooring. Chrome heated towel rail. Under floor heating. A good sized storage cupboard housing the hot water tank.



### Courtyard



To the side of the property accessed via double wooden gates is a compact decked garden.



### Driveway & Front Garden



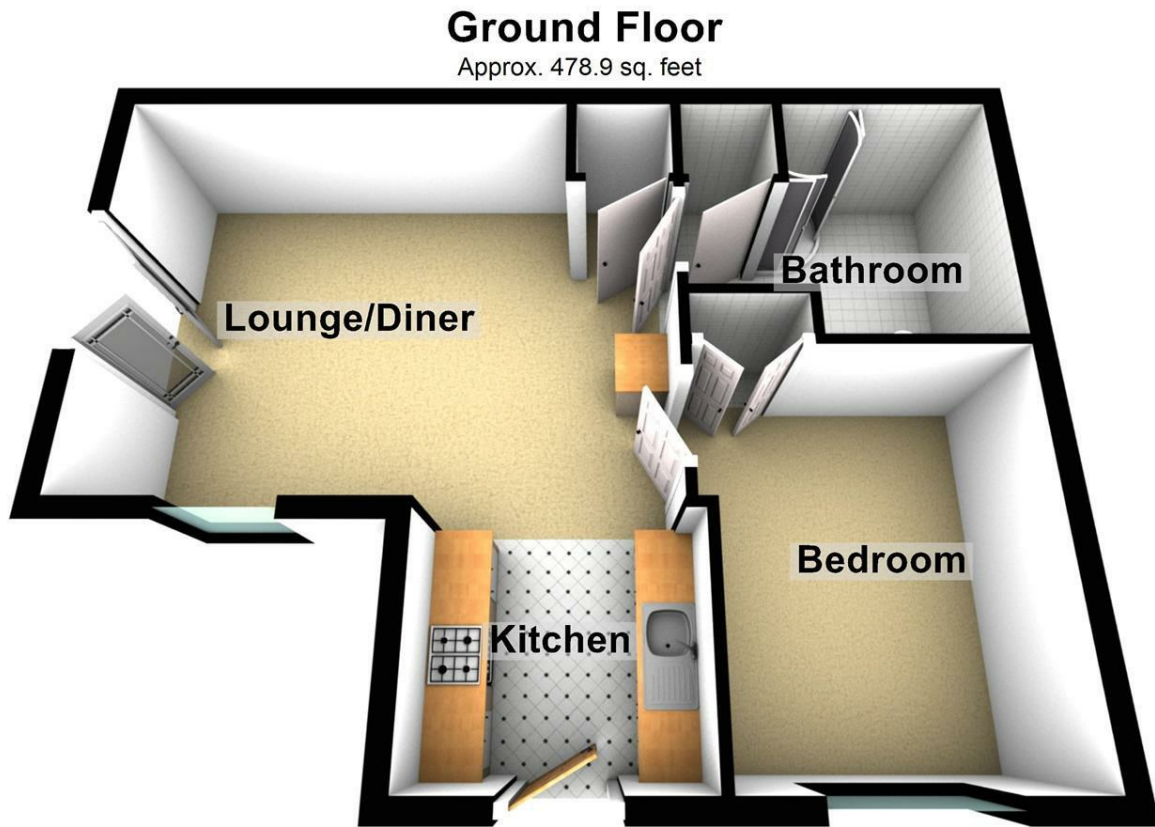
To the front of the property is a block paved driveway and a further garden area that could be planted up or could be used as a further outdoor seating area.



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

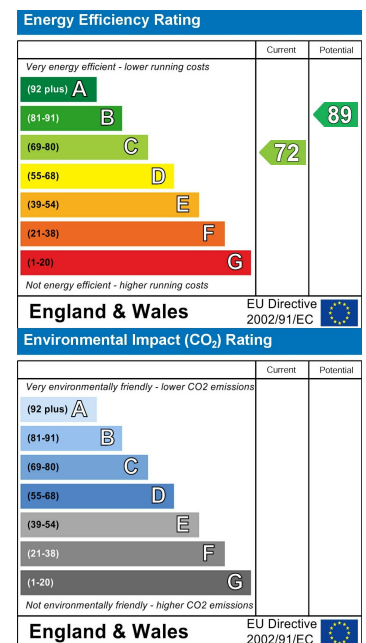


Total area: approx. 478.9 sq. feet

## Area Map



## Energy Efficiency Graph



Service without compromise