

## 37 West Street, Welford, NN6 6HU



**£365,000**

Thoughtfully and skillfully extended to the side and rear, this property offers far more than first meets the eye and must be seen in person to be appreciated. Accommodation now totals four bedrooms and approaches 1,300 squared foot. It sits within the ever popular village of Welford which enjoys some good local amenities, whilst sitting in between the towns of Market Harborough and Lutterworth and is also within easy reach of the A14/M6 road networks. Accommodation briefly comprises entrance hall, ground floor WC, lounge, open plan living/dining/kitchen with pantry, utility room and WC off. To the first floor there are four bedrooms, en-suite and family bathroom. Outside there are gardens to the front, side and rear with driveway for two vehicles accessed at the side via Westfield Crescent.

*Service without compromise*

## Entrance Hallway



Double-glazed composite front entrance door. UPVC double-glazed window to side.

## Lounge 13'7" x 13'1" (4.14m x 3.99m)



UPVC double-glazed window to front. Multi fuel burning stove fire. Radiator.



Open Plan Living/Dining/Kitchen 25'8" max x 17'1" max (I-shaped) (7.82m max x 5.21m max (I-shaped))



Two UPVC double-glazed windows to rear. UPVC double-glazed window to side. Fitted range of wall and floor mounted units with timber work tops. Electric oven. LPG fired five ring hob with extractor hood over. Space and plumbing for dishwasher. Space for fridge/freezer. Radiator. UPVC double-glazed French doors to the side. Good sized pantry off.



### Utility Room

UPVC double-glazed rear entrance door. Space and plumbing for washing machine and dryer over.

### Ground Floor WC

WC. Wash hand basin. Opaque UPVC double-glazed window to rear.

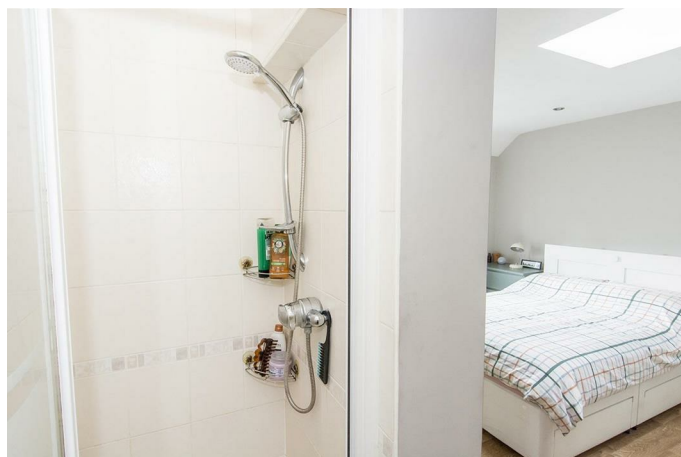
### First Floor Landing

Loft access hatch, fully boarded. Built in wardrobe.

Master Bedroom 12'2" x 11'0" plus recess (3.71m x 3.35m plus recess)



UPVC double-glazed window to side. Double-glazed skylight. Fitted wardrobe. Shower cubicle off. Radiator.



En-Suite WC



Opaque UPVC double-glazed window to side. WC. Wash hand basin over storage unit.

Bedroom Two 13'0" x 11'2" (3.96m x 3.40m)



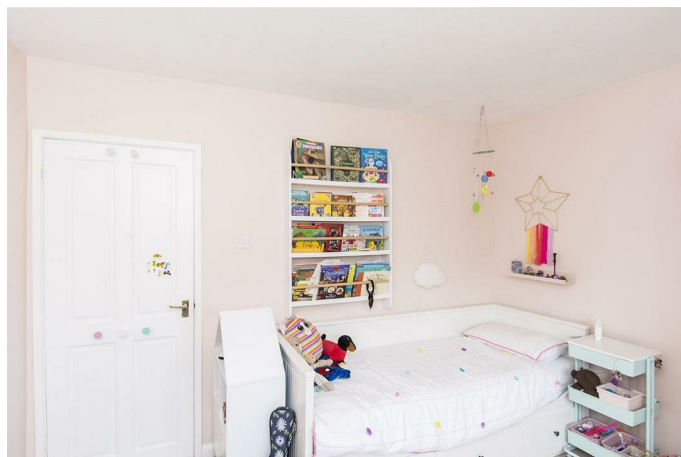
UPVC double-glazed window to rear. Radiator.



Bedroom Three 11'2" x 10'0" (3.40m x 3.05m)



UPVC double-glazed window to front. Radiator.



Bedroom Four 8'0" x 7'7" (2.44m x 2.31m)

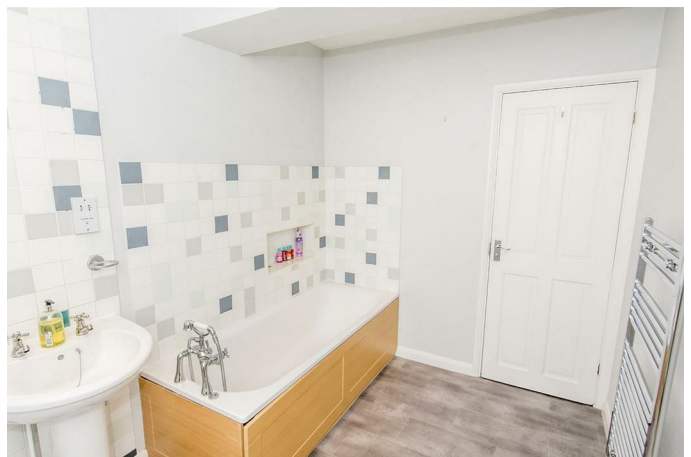


UPVC double-glazed window to front. Radiator.

Bathroom 9'7" x 6'9" (2.92m x 2.06m )



Opaque UPVC double-glazed window to side. WC. Wash hand basin. Panelled bath. Shower cubicle. Heated towel rail. Built in cupboard.



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## Front



Lawned front garden with side access leading into the side and rear gardens.

## Side and Rear Gardens



Mainly laid to lawn with paved path and patio areas. Variety of shrubs and trees inset. Two timber sheds.



## Driveway



Timber double gates access from the road with gravelled driveway for two cars.

## Note For Prospective Buyers

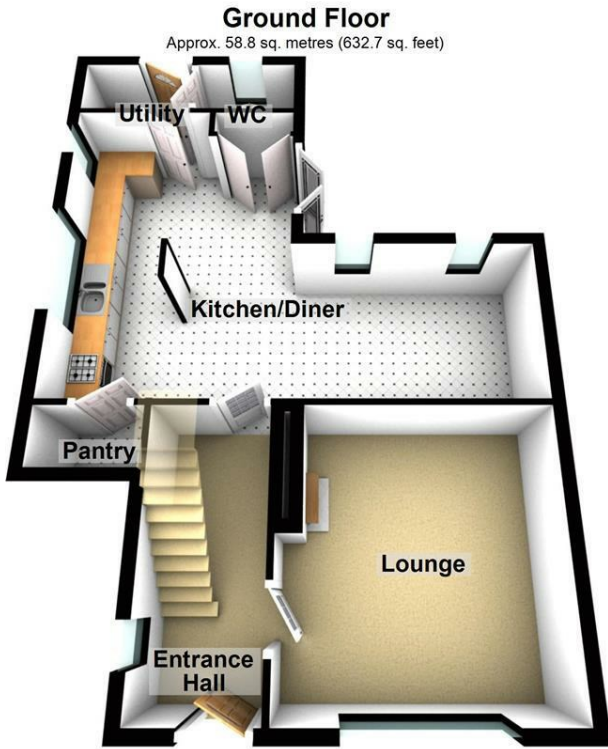
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

# ADAMS & JONES



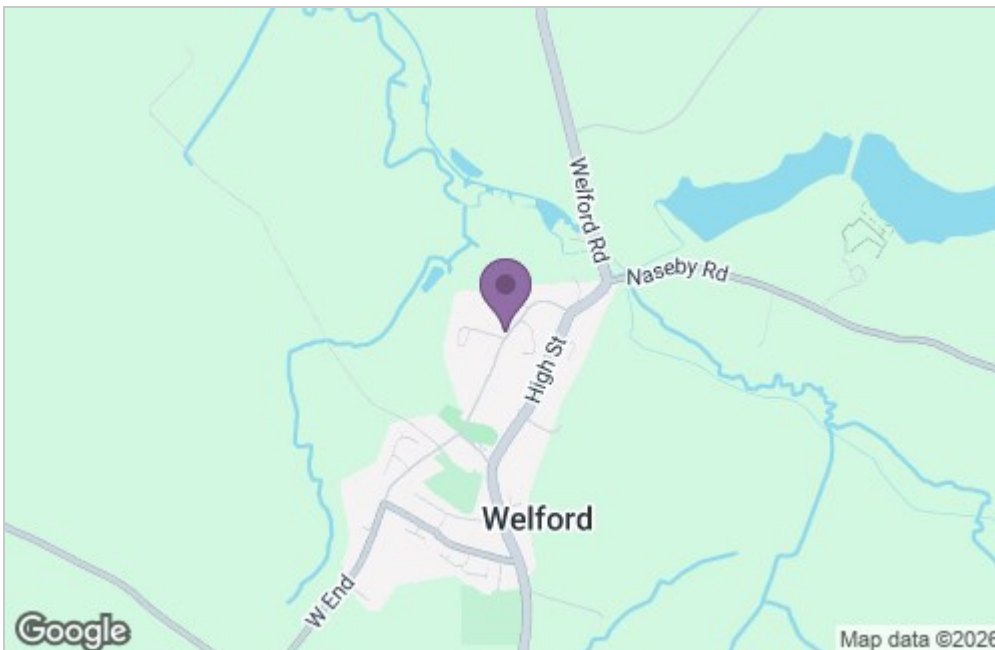
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## Floor Plan

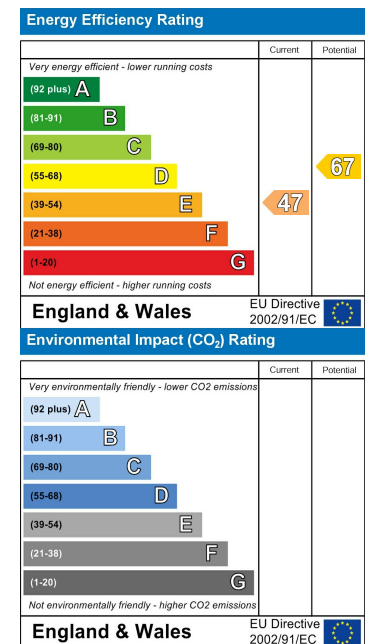


Total area: approx. 118.2 sq. metres (1272.6 sq. feet)

## Area Map



## Energy Efficiency Graph



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