Daventry
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Summer Cottage Well Lane, Welton
NN11 2JU

£325,000

Location - The highly regarded village of Welton is located about two miles north of the market town of Daventry and about 11 miles west of the county town of Northampton. The town of Rugby is approximately 7 miles to the north. The village has a fine parish church, village hall, public house and a primary school with an excellent reputation. There is good access to the M1 motorway at junctions 16 and 18, as well as train services from Rugby, Long Buckby (2 and a half miles) and Northampton, with services to London Euston with journey times of around one hour. There is a wide range of both state and independent schools in the area catering for all age groups. Sporting activities in the area include golf at Daventry, Staverton and Hellidon Lakes, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, horse racing at Towcester and motor racing at Silverstone. The area is well known for its canal system and there are a number of marinas for narrowboats.

The Bungalow

Tucked away at the end of a private driveway off Well Lane, this individually designed detached bungalow offers stylish and spacious single-storey living. Well presented throughout, the property features three generous DOUBLE BEDROOMS and a STUNNING BESPOKE 'Fraser James' kitchen/breakfast room complete with integrated appliances and a central island - perfect for both everyday living and entertaining.

Further highlights include oil-fired UNDERFLOOR HEATING, an 18ft lounge, and a luxurious bathroom suite, all enhanced by UPVC double glazing and well-maintained, secluded gardens to both sides.

To the front, a block-paved driveway provides AMPLE PARKING FOR SEVERAL VEHICLES, and the property is offered for sale with no upper chain.

Accommodation

UPVC double glazed entrance door to:

Kitchen/Breakfast Room
Handmade Fraser James kitchen fitted with a range of eye and base level units with granite worksurfaces, inset Belfast style sink with antique style mixer tap, inset ceramic oven, hob and extractor, built in fridge/freezer, dishwasher and washing machine, tiled floor with under floor heating, Upvc double glazed window to front aspect, part opaque Upvc double glazed door to front aspect, opaque double glazed French doors opening onto side and patio, recessed spotlights, Upvc double glazed window to rear aspect, tiling to water sensitive areas

Lounge
An L shaped room with a full height UPVC double glazed window to the front aspect with further UPVC double glazed windows to the front and rear, under floor heating downlighters to the ceiling, TV point, coving to the ceiling, central heating thermostat, telephone point, panel door to:

Hallway
UPVC double glazed window to the front aspect, access to the loft space with pull down ladder, coving to the ceiling, central heating thermostat, panel doors to:

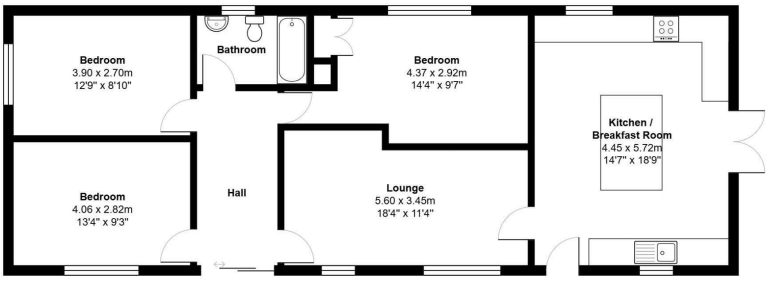
Bedroom One
'Fraser James' built in double wardrobe with storage drawers beneath, UPVC double glazed window to the front aspect, TV point, telephone point, halogen downlighters to the ceiling, coving to the ceiling, under floor heating.

Bedroom Two
'Fraser James' built in double wardrobe with storage drawers beneath, UPVC double glazed window to the side aspect, under floor heating, halogen downlighters to the ceiling, coving to the ceiling, central heating thermostat, under floor heating.

Bedroom Three
A delightful double bedroom with Upvc double glazed window to rear aspect, built in Fraser James double wardrobe and matching drawer unit, recessed spotlights, under floor heating, coving to ceiling

Bathroom
Fitted with a modern white suite comprising panel bath with a mains fed shower above, low level WC, pedestal wash hand basin, full height ceramic tiling to the walls, UPVC frosted double glazed widow to the rear aspect, ceramic tiled floor, halogen downlighters to the ceiling, under floor heating.

Garden
The bungalow is positioned to the rear of its plot with lawned gardens situated to either side. There is a paved patio area and the garden is enclosed by mature hedging and timber panel fencing. The property is approached by a shared block paved driveway with timber fence to the front boundary and on site parking for several cars.
PLEASE NOTE: CURRENT COUNCIL TAX BAND IS D.



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NAEA Estate Agents
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Appliances: Stonhills have not tested any equipment, fittings for services and so cannot verify they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are for guidance only and are approximate. The buyer is therefore advised to check measurements if they are required for any other purpose e.g. fitted carpets, furniture, etc.