



**The Leys, Welford, NN6 6HS**

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# Property Description

Located in a cul- de- sac in the the charming village of Welford, is this improved three bedroom detached family home which offers flexible living space set across two floors and boast views over the recreation ground and a small copse to the rear.

The village of Welford which lies close to the borders of Leicestershire and Northamptonshire and has a local post office/store, primary school, garage, public house, church and bus services. neighbouring centres include Northampton (approximately 15 miles), Leicester (approximately 17 miles), Rugby (approximately 10 miles), Market Harborough (approximately 8 miles), and Lutterworth (approximately 9 miles). Mainline rail services run from Rugby and Market Harborough directly to London.

The property is entered via porch that leads through to the dining kitchen area with a connecting door leading through into the dual aspect living room which boasts good natural light coming from a large window to the front elevation and stone composite luxury vinyl flooring.

The living/dining kitchen boasts a range of shaker style base and wall units, with a natural wood worksurface with an inset sink, there is an integrated electric oven, microwave and hob and the spacious dining area boasts views and direct access into the rear garden.

Approached off the kitchen is the utility room which provides plumbing for an appliance, there is a window to front elevation and a door leading into the ground floor shower room, which comprises of a wc, wash hand basin with vanity unit and a shower unit.

To the first floor there are three bedrooms (two double and one single) and the family bathroom which has a free standing bath, wash hand basin set on a vanity unit and a separate w/c.

Outside: To the front of the property there is car standing for between 2-3 vehicles. The rear garden has a pergola over a decked seating area that is ideal for alfresco dining, artificial lawn and gravelled seating area.

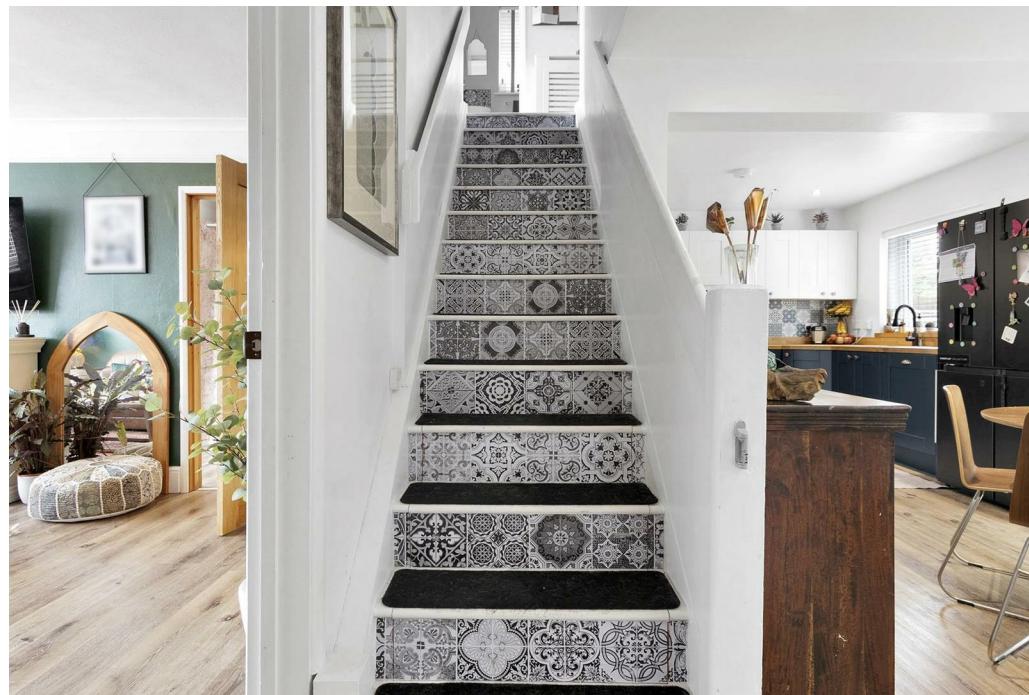
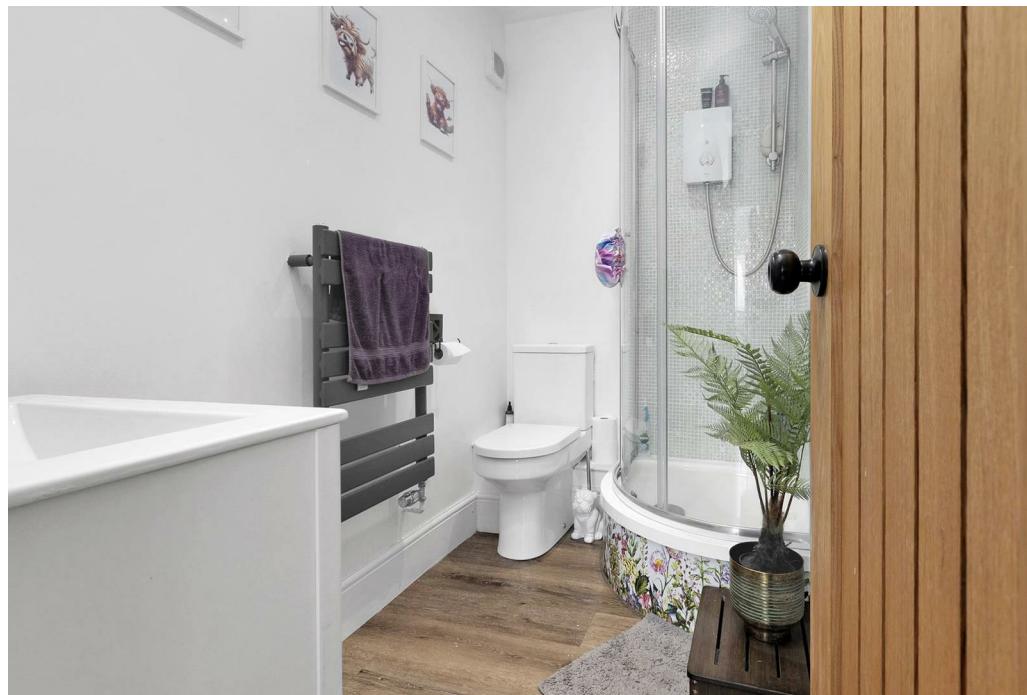
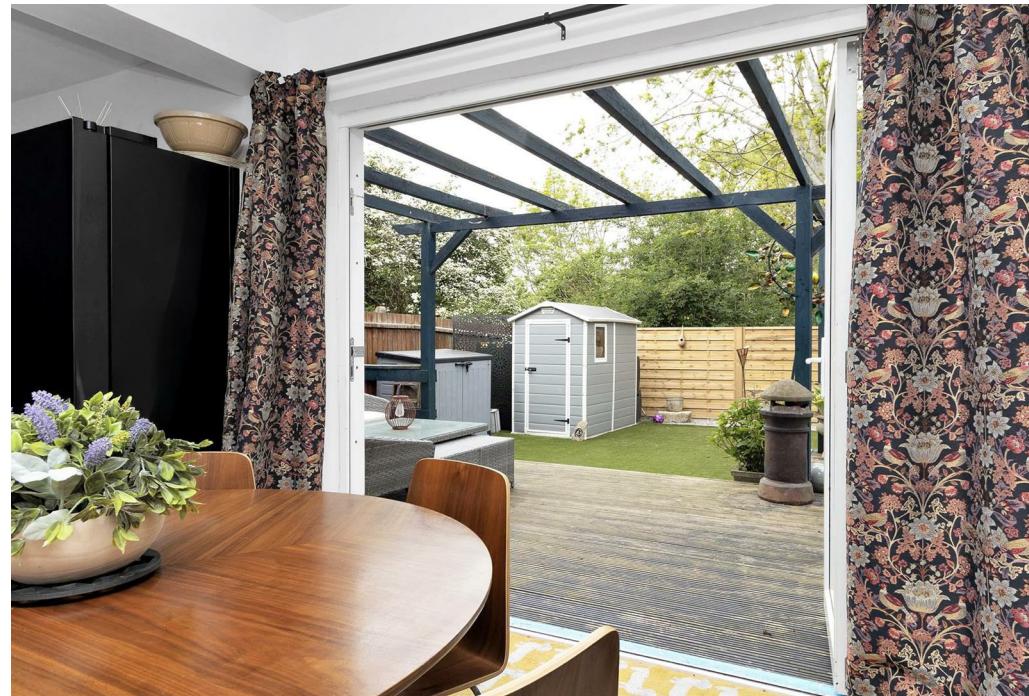


## Key Features

- Detached Family Home With Views Over Copse
- Spacious Living Kitchen
- Living Room
- Utility, Shower Room
- Three Bedrooms (two Double)
- Family Bathroom
- Car Standing
- Established Garden
- Village Location



Offers Over  
£325,000



Approximate Gross Internal Area  
111.3 sq. m. (1198 sq. ft.)



Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - D

Tenure - Freehold

Council Tax Band - C

Local Authority  
Daventry

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