



 01327 878926
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 2 James Watt Close, Daventry NN11 8RJ

campbells

of Welford



4 Bedrooms | 1 Bathroom | 2 Reception Rooms | Part Garage



46 THE LEYS

WELFORD, NN6 6HS

-  Extended Four Bedroom Detached Village Property
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-  Additional Sitting Room and Study Area
-  Adaptable/Versatile Accommodation
-  Large Driveway and Part Garage
-  Approx. 1,600 Sq.ft Of Living Space
-  Downstairs Cloakroom/WC and Utility Room
-  Sought After Welford Village Location
-  Corner Plot with Large Front Garden



LOCAL PROPERTY EXPERT JAMIE CAMPBELL

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After 7 months with another agent. I was recommended to Campbells Estate agent, the service was exceptional from day one. All the staff are super friendly and knowledgeable!

Fantastic communication and very professional. From sale to completion only a phenomenal 30 days! Would highly recommend Campbells to anyone considering selling there house! Thank-you, I'm ecstatic

NAME: Margaret, Daventry - 16th August
ABOUT: Sian and Jamie

Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.



Spacious Four Bedroom Detached House with Adaptable Accommodation For Sale in Welford, Northamptonshire

If you are looking for a spacious and versatile family home in a sought after location, then this property is the perfect choice.

Welcome to this beautifully presented four bedroom detached house, sat on a corner plot in a cul-de-sac location within the highly sought-after village of Welford, Northamptonshire. This spacious family home, with approximately 1,600 sq. ft. of living space, offers versatile and modern accommodation, perfect for a growing family or those who love to entertain.

The ground floor features an impressive open-plan layout, with a lounge, dining area, kitchen, and family room that spans over 36 feet in length. Ideal space for both relaxed family living and hosting gatherings. The kitchen is refitted with stylish grey units, integrated appliances, and ample storage. Additionally, there is a separate utility room, a downstairs WC,

For privacy, there is a secondary reception room on the ground floor, offers flexibility as a snug, hobby room, or playroom with an additional extension into what was the rear of the garage, that is now used as a study.

The downstairs space overall offers flexible options for those who work from home or desire a quiet space for reading or hobbies. The adaptable accommodation ensures that every member of the family can find their personal sanctuary within this beautiful home.

This property offers a significant amount of space for the price and has been thoughtfully extended and modernised, including replaced UPVC windows and doors.

Upstairs, the home boasts four generously sized bedrooms, three of which are doubles. The refitted family bathroom is modern and spacious, featuring contemporary fixtures and fittings.

Externally, the property occupies a sizeable corner plot with an expansive front garden. The rear garden is mainly laid to lawn with a patio and decking area. The block-paved driveway offers parking for at least two vehicles, with the potential to expand further if needed. The attached part-garage provides additional storage or the possibility for conversion into further living space (not that I needs it!)



LOCATION

Welford is a popular, quintessential Northamptonshire village

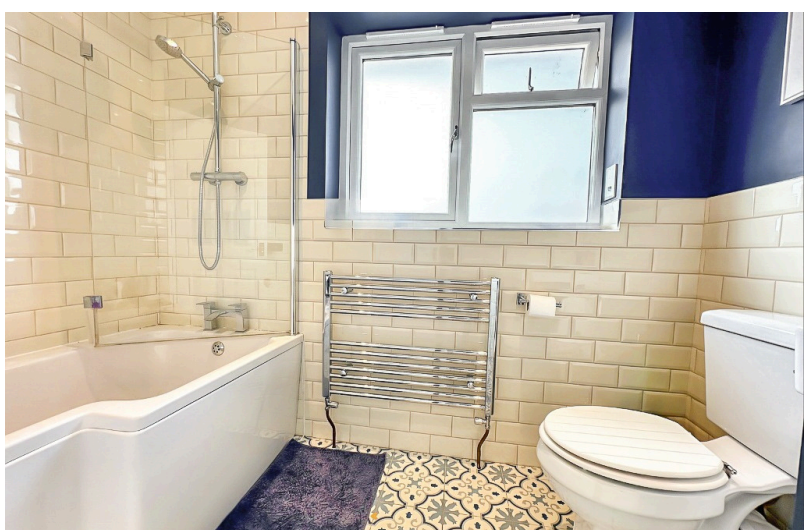
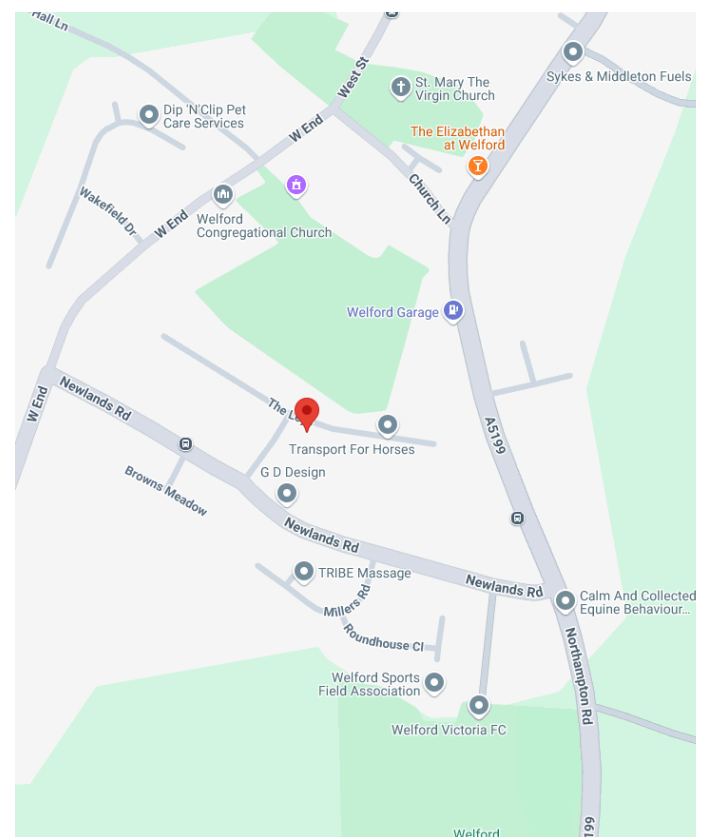
The village is close to the Leicestershire and Northamptonshire border and has plenty to offer, including a local Post Office/shop, primary school, garage, public houses, a parish church and, a chapel, there is also a petrol station with convenience store; village hall and community centre.

Families are well catered for within the village, with a pre-school and primary school. There is also a large playing field and sports field, to save mum and dad's taxis; a village bus services regularly services Welford.

The village has a very active community and, there are many events throughout the year. Uniquely the village also has its own arm of the passing canal with a Marina too.

The village is also surrounded by the beautiful Northamptonshire countryside, perfect for those that enjoy the great outdoors, and scenic walks.

Neighbouring centres include, Market Harborough (8 miles) and, Lutterworth (approx. 9 miles,) Rugby (approx. 10 miles,) Daventry (14.9 Miles), Northampton (approx. 15 miles) and, Leicester (approx. 17 miles.) The village is also located for easy access to Junction 19 of the M1, and the A14. There are mainline rail services to London from Rugby and Market Harborough.



Council Tax: Band D EPC: Rating D

"This property is a rare find at this price level, in such a desirable location, offering adaptable living space in a welcoming village community. Don't miss the opportunity to make this your dream family home. Contact us today to arrange a viewing."

