



A lovely FOUR DOUBLE BEDROOM DETACHED BUNGALOW tucked away in this quiet part of the sought after village of Welton. The property benefits from a 15' LOUNGE, 28' OPEN PLAN KITCHEN/DINING/FAMILY ROOM, utility room, cloakroom, MASTER BEDROOM WITH ENSUITE AND WALK IN WARDROBE, three further double bedrooms, refitted family bathroom, 20' GARAGE WITH FURTHER OFF ROAD PARKING FOR 5/6 CARS, Upvc double glazing, electric wet system to radiator heating and a LOVELY WELL MAINTAINED PRIVATE AND ENCLOSED SOUTHERLY FACING REAR GARDEN THAT BENEFITS FROM NOT BEING OVERLOOKED. Viewing is essential to fully appreciate the size, condition and location of this property. Fast Find 11906 Energy Rating - D



fast find
11906

Daventry Office

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24 photos available
on our Website



1 floorplans available
on our Website

£445,000

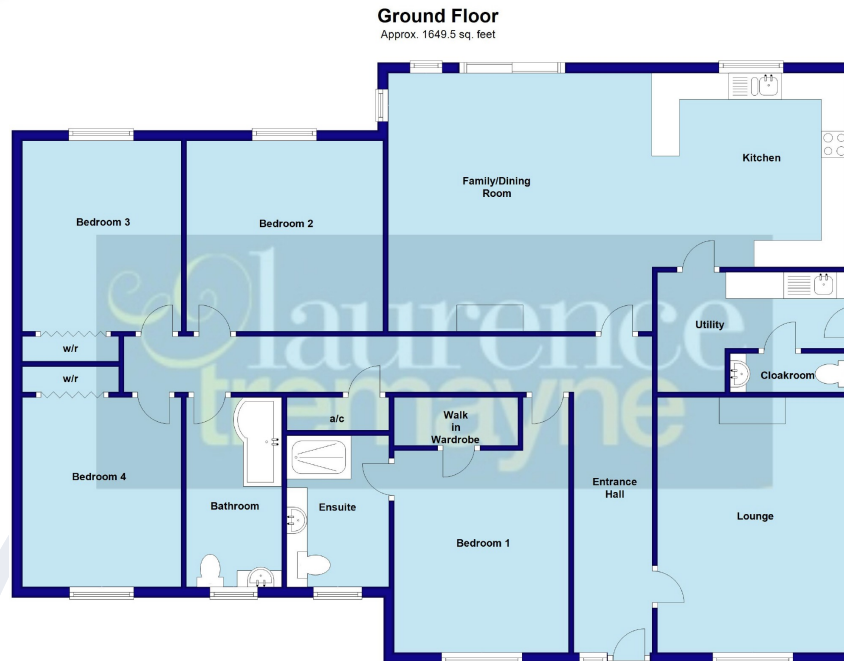
Churchill Road, WELTON

Entered

Via a part opaque double glazed door with opaque double glazed side panel into:

Entrance Hall 20'8" x 4'10" plus 32'7" x 3'10" (6.30m x 1.47m plus 10.00m x 0.91m)
A large welcoming entrance hall with telephone point, two radiators, coved ceiling, access to loft, thermostat control, second loft access, airing cupboard housing the hot water cylinder and slatted linen shelving, wood laminate flooring, doors to all accommodation.

Lounge 15'10" x 11'10" (4.83m x 3.61m)
A good size room with feature fireplace with wooden surround, tiled



Total area: approx. 1649.5 sq. feet



base and hearth and open fire, TV point, coved ceiling, radiator, two wall lights points, double glazed window to front aspect.

Open Plan Kitchen/Family/Dining Room 28'6" x 16' (8.69m x 4.88m)
The true heart of the home is this delightful open plan room.

Kitchen 12' x 11'10" (3.66m x 3.61m)
Fitted with a range of eye and base level units and glass fronted display units, tiled work surfaces, inset eye level stainless steel double electric oven, inset ceramic hob with extractor fan over, stainless steel one and a quarter bowl sink and drainer unit with mixer tap over, tiling to water

sensitive areas, ceramic tiled floor, built in fridge, built in freezer, space and plumbing for dishwasher, double glazed window to rear aspect overlooking the garden.

Family/Dining Room 16'2" x 16' (4.93m x 4.88m)
Double glaze patio doors open out onto the patio of the rear garden, double glazed windows to rear and side aspects, feature fireplace with wooden surround, tiled base and hearth with inset open fire, radiator, wood laminate flooring, coved ceiling.

Utility Room 12'4" x 7'8" reducing to 4'9" (3.76m x 2.34m reducing to 1.46m)
Fitted with a range of eye and base level units with rolled edge work surfaces over, inset stainless steel sink and drainer unit with mixer tap over, space and plumbing for washing machine and tumble dryer, ceramic tiled floor, floor mounted central heating boiler, opaque double glazed door to side aspect, door to:



Cloakroom 7'4" x 2'5" (2.24m x 0.74m)

Fitted with a white two piece suite comprising of low level WC and wash hand basin with mixer tap built into a vanity unit, tiling to water sensitive areas, heated towel rail, opaque double glazed window to side aspect.

Bedroom One 12'8" x 10'10" plus door recess (3.86m x 3.30m plus)

A lovely bright double bedroom with double glazed window to front aspect, radiator, door to walk in wardrobe with hanging space, door to:

Ensuite 9'5" x 6' (2.87m x 1.83m)

A delightful refitted ensuite comprising of concealed cistern WC and wash hand basin with mixer tap set into a vanity unit and double



shower cubicle with electric shower over, tiling to water sensitive areas, electric wall heater, heated towel rail, opaque double glazed window to front aspect.

Bedroom Two 12'2" x 12' (3.71m x 3.66m)

Another double bedroom with double glazed window to rear aspect overlooking the garden, radiator.

Bedroom Three 12'1" x 9'10" (3.68m x 3.00m)

Another double bedroom with double glazed window to rear aspect overlooking the garden, built in double wardrobe, radiator.

Bedroom Four 12'1" x 9'11" (3.68m x 3.02m)

A fourth double bedroom with double glazed window to front aspect,



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radiator, built in double wardrobe.

Bathroom 11'10" x 5'10" (3.61m x 1.78m)

A beautiful refitted white suite comprising of close coupled WC, wash hand basin with mixer tap built into a vanity unit and P shaped bath with electric shower over, tiling to water sensitive areas, extractor fan, wall mounted electric heater, heated towel rail, opaque double glazed window to front aspect.

Outside

Rear:

A beautiful Southerly facing and well maintained rear garden that benefits

from not being overlooked. Large paved patio which leads across the rear of the property leads to a large walled are with extensive shrub and flower borders and trees, raised side beds with further shrubs and flowers, hardstanding for a wooden shed, double gated access to side of the property which leads to a block paved are for further parking, a second side access area to front, outside tap, enclosed by timber fencing and brick and stone walling.

Front:

The front of the property is a block paved driveway for five/six cars leading to garage and a small lawn, enclosed by cob and stone wall and timber fence.

Garage 20'10" x 9'4" (6.35m x 2.84m)

Up and over door, power and light connected, storage to eaves.

Viewing strictly by appointment with the agent



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO₂ emissions</small>		<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO₂ emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	

Agents Disclaimer

Floorplans: are for general guidance only and not to scale and should not be used as a basis for the purchase of furnishings and furniture. Measurements: are for general guidance only. The buyer is therefore advised to check measurements if they are required for any other purpose, eg fitted carpets, furniture. Appliances: Laurence Tremayne Estate Agents have not tested any apparatus, equipment or fitting for services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

MORTGAGE ADVICE

Independent mortgage advice is available, without charge, for all prospective purchasers of this property. Written quotations available on request.

"YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOAN SECURED ON IT"

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