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# The Leys, Welford, Northamptonshire, NN6 6HS

£375,000 Detached

4 beds 1 bath 2 cars



Department: Sales

Tenure: Freehold

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## Property Summary

A very smart four bedroom detached house situated in a quiet cul-de-sac. It has a hall, lounge with log burner, dining room, a kitchen / breakfast room with quartz work tops and doors to the garden, utility room and cloakroom. On the first floor there are four bedrooms all with built in wardrobes .

## Features & Utilities

- ✓ Detached House
- ✓ Four Bedrooms
- ✓ Two Reception Rooms
- ✓ Kitchen /Breakfast Room
- ✓ Utility Room
- ✓ Cloakroom
- ✓ Parking For Two Cars
- ✓ South Facing Garden
- ✓ Very Good Condition
- ✓ uPVC Double Glazing

# Property Overview

A very smart four bedroom detached house situated in a quiet cul-de-sac. It has a hall, lounge with log burner, dining room, a kitchen / breakfast room with quartz work tops and doors to the garden, utility room and cloakroom. On the first floor there are four bedrooms all with built in wardrobes and there is a shower room with walk in shower. To the front is a block paved driveway for two cars and the south facing rear garden is landscaped and established. The property has uPVC double glazing and radiator heating. EPC Rating TBC. Council Tax Band D.

## ENTRANCE HALL

Entrance via front door. Radiator. Stairs rising to first floor landing with two understairs storage cupboards. Tiled flooring.

## LOUNGE 7.32m x 3.71m (24'0 x 12'2)

Window to front elevation. Two radiators. Fireplace with log burner.

## DINING ROOM 4.93m x 2.31m (16'2 x 7'7)

Window to front elevation. Radiator.

## KITCHEN / BREAKFAST ROOM 3.39m x 6.17m (11'2 x 20'3)

Window to rear elevation. French doors to rear elevation. Radiator. Fitted with a range of wall, base and drawer units with quartz work tops. Integrated dishwasher and recycling bins. Built in oven, grill, hob and extractor. Sink unit. Space for large fridge / freezer. Karndean flooring.

## UTILITY ROOM 1.91m x 1.85m (6'3 x 6'1)

Wall units. Space for washing machine and tumble dryer. Tiled flooring. Tiled splash backs. Door to side elevation.

## CLOAKROOM

Window to rear elevation. Radiator. Suite comprising WC and wash hand basin. Tiled flooring. Tiled splash backs.

## FIRST FLOOR LANDING

Window to front elevation. Access to loft space.

### **BEDROOM ONE 3.53m x 3.73m (11'7 x 12'3)**

Window to front elevation. Radiator. Two built in wardrobes.

### **BEDROOM TWO 3.56m x 2.36m (11'8 x 7'9)**

Window to front elevation. Radiator. Built in wardrobe.

### **BEDROOM THREE 2.62m x 2.92m (8'7 x 9'7)**

Window to rear elevation. Radiator. Built in cupboard. Built in wardrobe.

### **BEDROOM FOUR 2.62m x 2.36m (8'7 x 7'9)**

Window to rear elevation. Radiator. Built in wardrobe.

### **SHOWER ROOM 1.63m x 2.51m (5'4 x 8'3)**

Window to rear elevation. Chrome heated towel rail. Suite comprising walk in shower, WC and wash hand basin with storage below.

### **OUTSIDE**

#### **FRONT GARDEN**

Block paved driveway for two cars. Gated side access.

#### **REAR GARDEN**

Paved patio area and lawn with established borders. Garden shed.

#### **DRAFT DETAILS**

At the time of print, these particulars are awaiting approval from the Vendor(s).

#### **MATERIAL INFORMATION**

Electricity Supply – Mains

Gas Supply – No Mains Connected

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains

Sewage Supply – Mains

Broadband – <https://www.openreach.com/fibre-checker> (Gigaclear fibre available)

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – None

EV Car Charge Point – None

Primary Heating Type – Oil

Parking – Yes

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

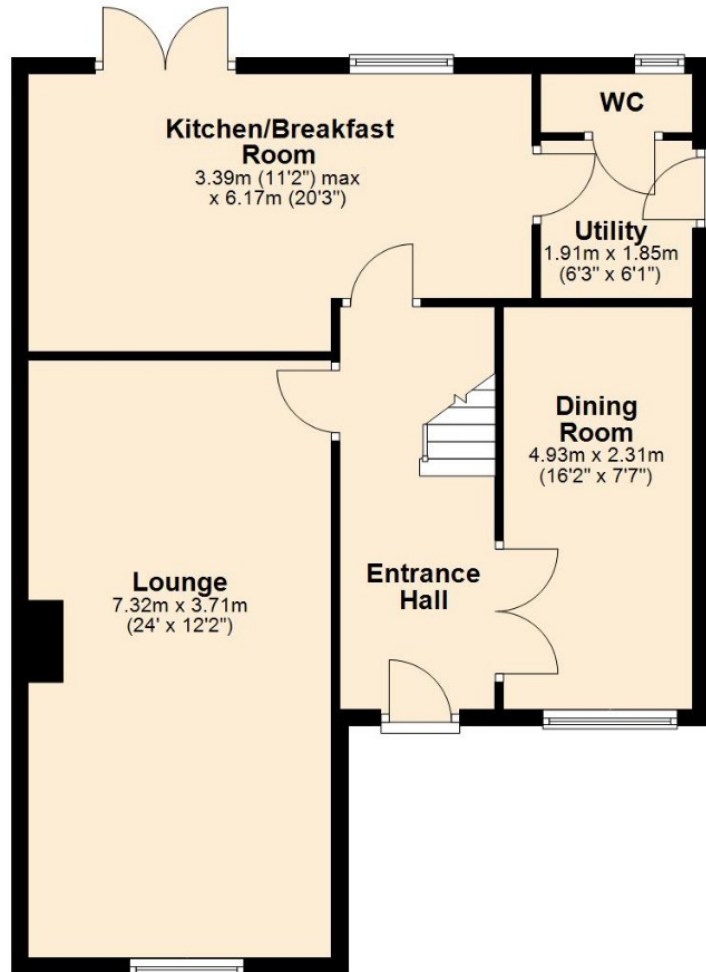
Outstanding Building Work/Approvals – Ask Agent

### AGENTS NOTES

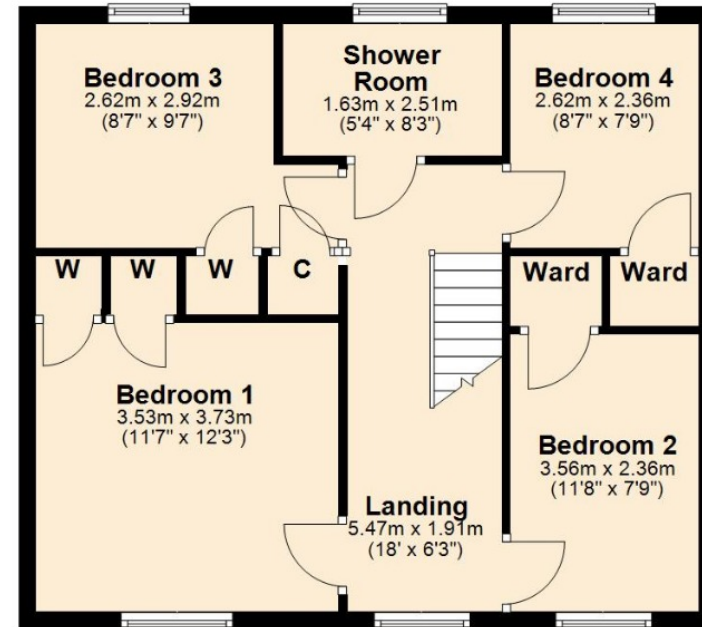
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

# Floorplan

## Ground Floor



## First Floor



Total area: approx. 132.8 sq. metres (1429.5 sq. feet)



# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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