



The Leys, Welford, Northampton, NN6 6HS



**GUILD HOUSE**  
Estate Agents



Guild House estate agents are pleased to offer for sale this deceptively spacious detached family home situated in the picturesque village of Welford which is perfectly positioned surrounded by open countryside on the borders of Northamptonshire and Leicestershire. The village offers some excellent amenities including a couple of public houses, village shop, butchers and well regarded primary school catchment as well as being ideally situated for commuters with ready access to the north, south and west via the A14, M45/A45. Birmingham is only 45 minutes away via the M6. The nearest train stations are Market Harborough, Long Buckby and Rugby, all of which are roughly 20 minutes' drive from the village. Rugby boasts a 50 minute service directly into London Euston.

The property has been significantly updated by the current owners and still offers prospective buyers the potential to extend even further. In brief the accommodation comprises: entrance hallway, well proportioned lounge/diner which leads into a family room/playroom. The open feel continues through into the kitchen which has been refitted with grey 'shaker' style units, integrated fridge/freezer, built in oven, hob and extractor. Directly off the kitchen is a handy utility and w.c. Completing the ground floor is a study and gorgeous second reception room with solid oak floor and window seat.

To the first floor leading off a spacious landing there are four generous bedrooms, two boasting built in storage and a spacious refitted modern family bathroom. The property further benefits from oil fired central heating and upvc double glazing throughout.

Externally the rear garden is fully enclosed, mainly laid to lawn with patio area and planted borders. There's access to the store room and garage and also to the side and front of the property where there are further expansive lawns and block paved driveway with parking for at least two vehicles, however there is plenty of scope to extend the parking further.

This spacious detached family home must be viewed.

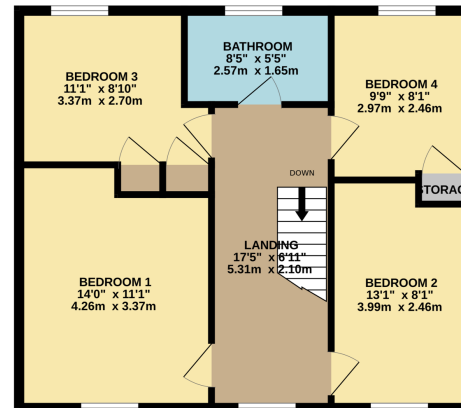
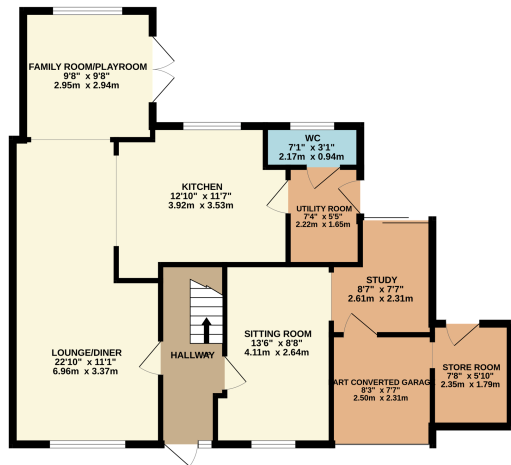


- VILLAGE LOCATION
- SPACIOUS DETACHED FAMILY HOME
- VERSATILE ACCOMMODATION
- FOUR GOOD SIZED BEDROOMS
- REFITTED KITCHEN AND UTILTY
- REFITTED FAMILY BATHROOM AND GROUND FLOOR W.C
- LOUNGE/DINER
- FAMILY ROOM
- SECOND RECEPTION ROOM
- STUDY
- GARAGE
- POTENTIAL TO EXTEND
- ENCLOSED REAR GARDEN
- EPC - TBC



GROUND FLOOR  
839 sq.ft. (78.0 sq.m.) approx.

1ST FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



01788 577 218  
[info@guild-house.com](mailto:info@guild-house.com)  
[guildhouseestateagents.co.uk](http://guildhouseestateagents.co.uk)

Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.



**GUILD HOUSE**  
 Estate Agents