

Daventry

28 High Street, Daventry, NN11 4HU

T: 01327 879869

Offices also located in Northampton

stonhills.co.uk



**28 Ashby Road, Welton
Northamptonshire NN11 2JS**

Offers in the region of £275,000

Situated within the sought after village of 'Welton', Stonhills are pleased to offer this superbly presented 1930's property which has over the last few years undergone refurbishment works throughout. The property sits over looking a Grade II listed paddock with extensive views towards 'Ashby St Ledgers' to the rear and boasts many improvements to include a TWO STOREY EXTENSION, BESPOKE FITTED FARM HOUSE STYLE KITCHEN/FAMILY ROOM and a 'WORCESTER' BOILER. The accommodation briefly comprises of an entrance hall, lounge, cloakroom, kitchen/family room, landing with viewing area to the rear, three bedrooms, en-suite and shower room. Outside there is a BLOCK PAVED DRIVE with parking for several vehicles and extensive garden to the rear with countryside views. A viewing is recommended to fully appreciate what this property has to offer.

Please note - The property is being sold due to a change of circumstances



ENTRANCE HALL

Entered via a hardwood porch with matching 'Douglas Fir' front door. Ceramic tiled flooring. Solid half timber door into kitchen/family room with matching door into the lounge. Radiator. Stairs rising to first floor landing. Door to cloakroom. Double glazed window to front aspect. Wall mounted thermostat.

KITCHEN/FAMILY ROOM

22'6 x 16'8 max (6.86m x 5.08m max)

A superb kitchen/family room which comfortably accommodates a generous sized dining room table and chairs, seating area as well as a computer/study workstation.

Double glazed windows to rear aspect overlooking the garden. UPVC door to side. Re-fitted Howdens 'Burford' kitchen with a range of cream wall and base mounted units with solid 'Oak' work surfaces over. Tiled splash backs. White ceramic sink drainer unit with brushed steel mixer tap. Space which may be suitable for various white goods and an electric cooker. Integrated dishwasher. Wall mounted 'Limona' microwave. 'Rhino' rustic oak flooring. Under stairs storage cupboard.

LOUNGE

16'9 x 11'4 (5.11m x 3.45m)

Double glazed UPVC window to front aspect. Double glazed patio doors to rear garden. Feature multi fuel burner. Coving to ceiling. Radiator and TV point. Stripped back flooring.

DOWNSTAIRS CLOAKROOM

5'4 x 4'9 (1.63m x 1.45m)

Double glazed window to side aspect. Ceramic tiled flooring. radiator. Low level WC and pedestal wash hand basin with tiled splash backs. Extractor fan.

FIRST FLOOR LANDING

Doors to all bedrooms and shower room. Pleasant viewing/reading area with double glazed window to rear.

BEDROOM ONE

15'11 x 8'4 (4.85m x 2.54m)

Double glazed window to front aspect and 'Velux' window to the side. Door to en-suite. Fitted wardrobe with shelving.

ENSUITE

Double glazed 'Velux' window to side aspect. Low level WC, bidet and vanity unit with ceramic bowl with mixer tap over. Ceramic tiled flooring. Radiator.

BEDROOM TWO

13'7 x 7'9 (4.14m x 2.36m)

Double glazed window to front aspect. Radiator.

BEDROOM THREE

8'11 x 6'9 (2.72m x 2.06m)

Double glazed window to rear aspect. Radiator.

FAMILY SHOWER ROOM

9'9 x 5'1 (2.97m x 1.55m)

Double glazed window to rear aspect. Walk in shower, low level WC, pedestal wash hand basin. Touch light mirror. ceramic tiled flooring. Radiator and extractor fan.

OUTSIDE

The rear garden - An extensive rear garden which is approx 100ft in length. The far boundary borders a protected paddock with views to countryside. The garden is mainly laid to lawn and is well stocked with flowers and shrubs and also includes hazelnuts. There is also a circular patio at the bottom end providing a seating area with further patio to the back of the property.

To the side there is a paved area with oil tank and space for bin storage as well as a generous sized timber shed. gated access to the front block paved driveway.

The front - Block paved driveway with parking for several vehicles.



Zoopla.co.uk

NATIONAL ASSOCIATION OF ESTATE AGENTS
NAEA
ESTATE AGENTS

O-E-A
Ombudsman
www.oea.co.uk

rightmove.co.uk
The UK's number one property website

Appliances: Stonhills have not tested any equipment, fittings for services and so cannot verify they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are for guidance only and are approximate. The buyer is therefore advised to check measurements if they are required for any other purpose e.g. fitted carpets, furniture, etc.