

make the move



1 School Farmyard

ASHLEY ROAD, WESTON BY WELLAND
LE16 8HR

£550,000

An opportunity to purchase a unique detached three bedroom bungalow of stone and brick construction under a clay pantile roof, situated on the edge of the desirable Welland Valley of Weston by Welland. The well maintained and presented accommodation offers delightful gardens.

The accommodation provides: Entrance hall, living kitchen opening onto delightful gardens, utility room, sitting room with log burning stove, three bedrooms and two bathrooms.

This property is offered chain free



Naylor's

ESTATE AGENTS CHARTERED SURVEYORS



LOCATION

Weston by Welland is a popular Welland Valley village with a public house and attractive undulating surrounding countryside.

Market Harborough is the nearest town with a comprehensive range of shopping facilities and a mainline train service to London St. Pancras in approximately one hour.

The nearby village of Medbourne has a post office, two public houses and village shop. Primary schools are available at Church Langton, Bringhurst or Medbourne.

ENTRANCE HALL

Coved cornice to ceiling, window to front elevation, cupboard providing ample storage.

ACCOMMODATION

Accessed via a Georgian style timber door with brass hardware and wall mounted courtesy lighting.

LIVING KITCHEN

Superb space comprising range of Shaker style base and drawer units with timber preparation surface over, inset Belfast sink, Smeg oven with halogen hob over, concealed extractor above, Metro tiled splash back to rear, further range of complementary eye level units to include glass fronted display, two door Rayburn oven perfect for those winter months, space for dining table and seating, window to rear elevation, double doors opening onto the rear garden, spot lighting to kitchen area, pendant lighting to living area, coved cornice to ceiling, part glazed door to rear, door to:

UTILITY ROOM

Single sink and drainer, range of base units.

SITTING ROOM

An abundance of light within this space, a focal sandstone fireplace with complementary inset and slate hearth housing log burning stove, bay window to front elevation, windows to side elevation, French doors with windows either side opening onto the rear garden, window to rear elevation, wall lighting and coved cornice to ceiling.

BEDROOM ONE

Window to rear elevation overlooking the garden, coved cornice to ceiling, door through to:

BATHROOM

Part tiled, panelled bath with wall mounted shower over and concertinaed glazed shower screen, pedestal wash hand basin, low flush w.c., coved cornice to ceiling, obscure glazed window to side elevation.

OUTSIDE

To the front of the property the double garage has electronic door with ample power points and lighting within. To the right of the property there is access to the rear with covered log store and external tap. To the left of the property a pathway leads to the rear garden. Its boundary is depicted by a stone wall flanked with climbers and specimen planting. This delightful space has an area of raised lawn with herbaceous planting, trees and shrubs. There are numerous hard landscaped areas perfect for al-fresco dining or simply relaxing.

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EN-SUITE SHOWER ROOM

Fully tiled shower enclosure with glazed screen and wall mounted fittings, pedestal wash hand basin, low flush w.c., wall mounted chrome heated towel rail, obscure glazed window to side elevation.

BEDROOM TWO

Window to front elevation, coved cornice to ceiling.

BEDROOM THREE

Window to side elevation, coved cornice to ceiling.

SERVICES

It is believed that all mains services are connected to the property with the exception of gas.

FIXTURES & FITTINGS

All fixtures and fittings mentioned in these particulars are included in the sale price.

VIEWINGS

Strictly by appointment through Naylor's. Please discuss with us any points concerning the property upon which you may be unsure to avoid disappointment.



DIRECTIONAL NOTES

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