



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# The Leys, Welford

4 2 2



“Family Favourite!”

Situated in the popular and established village of Welford, this impressive, detached residence offers the perfect property for families with its generous proportions throughout, four bedrooms, a converted garage and off-road parking!

Picturesque village location, situated in the heart of Welford, neatly tucked down a popular cul de sac, within walking distance of the local park, primary school, the village shop and petrol station, pub and the rolling countryside.

Inviting entrance hall with engineered oak flooring, a feature dado rail, access to the under stairs storage and stairs rise to the first floor.

Beautifully appointed living/dining room spanning the depth of the property with continued engineered oak flooring and a charming multi fuel burner. The fantastic space boasts a generous window to the front elevation injecting an abundance of natural light, ample room for both living and dining and double doors lead through into the conservatory.

Light and airy conservatory offering an excellent additional living space with tiled flooring and doors leading out to the garden.

Modern kitchen/breakfast room situated to the rear elevation with access the boiler cupboard and ample space for a dining table and chairs. The kitchen comprises a range of shaker style eye and base level units, a granite worktop with upstand, tiled splashbacks and an inset one and a half bowl sink with draining baked and contemporary mixer tap. The kitchen features an integrated double oven, a four-ring electric hob with concealed extractor hood over, an integrated dishwasher and space for a fridge/freezer.

Utility room with tiled flooring, cloakroom space, access to the rear garden and space and plumbing for a washing machine and tumble dryer.

Ground floor shower room with floor to ceiling tiling and incorporating a three-piece suite to include a modern vanity enclosed wash hand basin and low-level WC, and a corner shower enclosure with an electric ‘Mira’ shower.

Second reception room offering a flexible design offering the opportunity to be used as a study, playroom or music room with newly fitted carpets, a new decor, LED spotlights, and a door providing access into the kitchen.

Impressive first floor galleried landing with a large window to the front, injecting an abundance of light and access to the loft.

Four good sized bedrooms, three of which are double in size. All bedrooms benefit from large windows allowing ample natural light and built in storage.

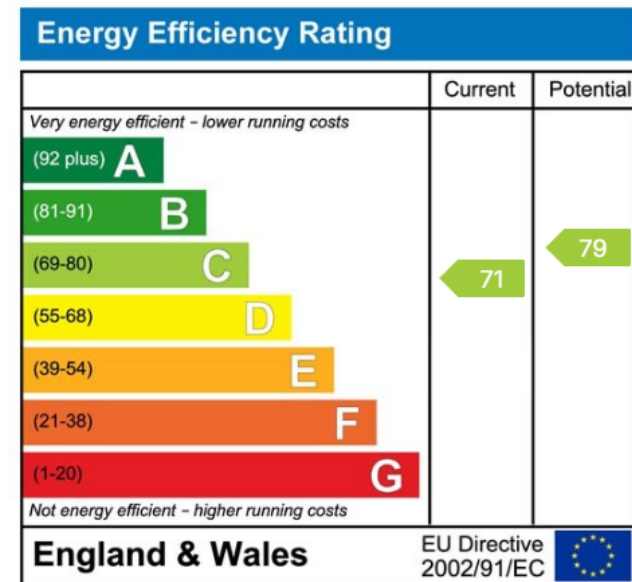
Family bathroom featuring a period style three-piece suite, attractive laminate flooring, part tiled walls and a heated towel rail. The three-piece suite comprises a low-level WC, wash hand basin and a panel enclosed bath with electric shower over and shower screen.

Set back from the road the property boasts a neat and attractive frontage with a block paved driveway providing off road paved for two to three cars, a well-stocked planted border and a gate provides access to the garden. The rear garden offers a wealth of greenery and fantastic views of the neighbouring spinney. The garden boasts a generous lawn, a paved patio area, planted borders and a side gate to the front elevation.





- Living/Dining Room - 7.87m x 3.73m (25'10" x 12'3") max
- Second Reception Room - 4.88m x 2.24m (16'0" x 7'4")
- Kitchen/Breakfast Room - 5.26m x 3.05m (17'3" x 10'0")
- Garden Room - 5.54m x 2.44m (18'2" x 8'0")
- Shower Room - 1.88m x 1.04m
- Main Bedroom - 3.73m x 3.63m (12'3" x 11'11")
- Utility - 1.88m x 1.02m (6'2" x 3'4")
- Bedroom Two - 3.07m x 2.64m (10'1" x 8'8")max
- Bedroom Three - 3.63m x 2.41m (11'11" x 7'11")
- Bedroom Four - 2.72m x 2.46m (8'11" x 8'1")
- Bathroom - 2.36m x 1.68m (7'9" x 5'6")



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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