



**Welford Road**  
Naseby, Northamptonshire

**oriordanbond**  
SALES & LETTINGS

# Welford Road

Naseby  
NN6 6DP

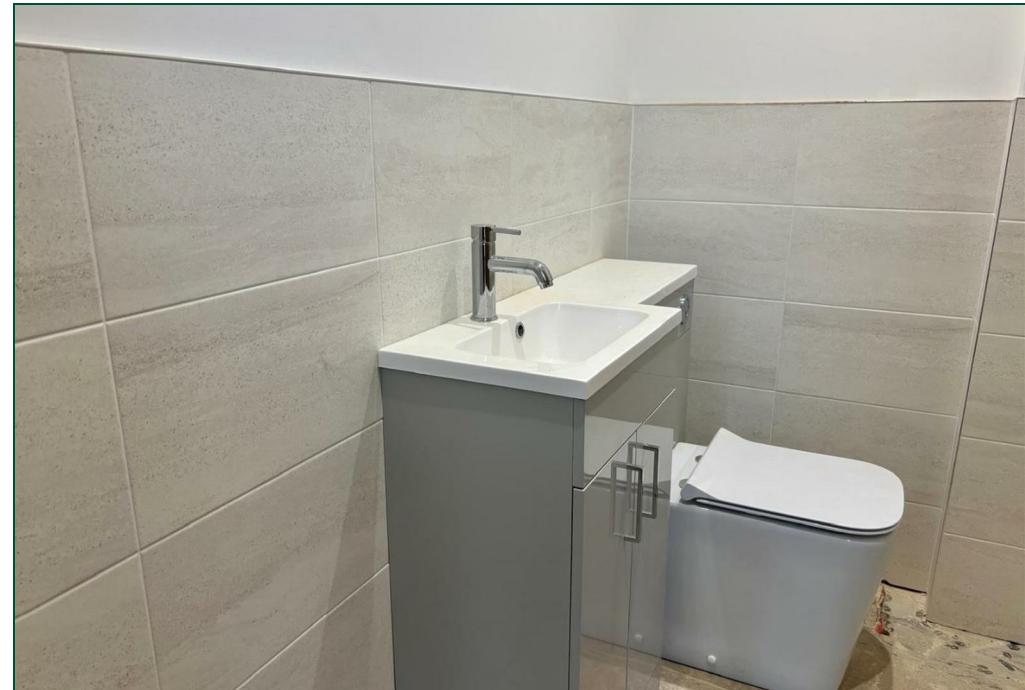
Guide Price  
£600,000

A superb opportunity to acquire a four bedroom brick barn conversion, forming part of a small development of four residential properties, set amongst farmland and surrounded by countryside. The property offers everything you would expect of a barn conversion - from large open plan rooms, high ceilings and exposed timber 'A' frames to window walls, bi-fold doors and skylight windows flooding the property with natural light.

The property occupies a south westerly facing plot with parking to the front and an enclosed rear garden. Heating is serviced by air sourced heat pumps with under floor heating to the ground floor accommodation. Accommodation comprises 28ft family room open plan to the 19ft 'Howdens' fitted kitchen with centre isle and bi-fold doors to the garden. Ground floor bedroom with bi-fold doors to the garden, walk-in dressing room and four piece bathroom. Hallway giving access to a utility room, WC and formal sitting room with triple aspect. A solid oak staircase leads to a spacious first floor landing, guest bedroom with ensuite shower room, two further bedrooms with built-in wardrobes and a family bathroom. (A/2165/M)

- Four bedroom brick barn conversion
- Two en-suite bedrooms
- Separate open plan reception rooms
- 19ft 'Howdens' kitchen with centre isle and bi-fold doors
- Enclosed rear garden
- South westerly facing plot with parking to the front







**TOTAL FLOOR AREA : 2165 sq.ft. (201.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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#### Additional information

- Council Tax Band: D
- Energy Efficiency Rating: C

#### Viewing

Viewing strictly by appointment – details below

#### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

**O'Riordan Bond Brixworth Sales**

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