

Browns Meadow

WELFORD, NORTHAMPTONSHIRE

JAMES
SELICKS





This modern detached family home offers over 1,900 ft² of well-designed accommodation to include a superb open-plan living dining kitchen, five bedrooms, and a beautifully landscaped garden boasting a summerhouse. Situated within a quiet, select development on arguably its most desirable plot, and with convenient access to commuter routes, the property is well-suited to growing families.

Contemporary detached home in a desirable village setting • Over 1,900 ft² of thoughtfully designed living space • Five well-proportioned bedrooms, ideal for family life or flexible use • Striking open-plan living dining kitchen, perfect for modern living • Finished to a high specification with quality fittings & integrated appliances • Separate sitting room • Two stylish ensuite shower rooms & a contemporary family bathroom • Beautifully landscaped, low-maintenance rear garden • Sought-after village location with excellent commuter access

Accommodation

A welcoming reception hall greets you upon entry through the canopied porch and front door. Stairs rise to an impressive galleried landing above, with a useful storage cupboard beneath. To the left, a contemporary guest cloakroom features a sleek Roca suite. The sitting room lies to the right, a generously proportioned yet comfortable space, ideal for quiet evenings.

At the end of the hall, the open-plan living dining kitchen occupies the rear half of this home. Filled with natural light from a south westerly aspect and twin sets of bi-fold doors, this striking space is both practical and sociable. The kitchen is fitted with a wide range of modern units and a central island topped with stone worksurfaces. Integrated Bosch/NEFF appliances include a double oven, microwave, induction hob with extractor, dishwasher, and an Indesit fridge/freezer. A separate utility room, positioned to one corner, provides additional storage and workspace, a Bosch washing machine and tumble dryer, and access to the driveway and garage.

Upstairs, the galleried landing enhances the sense of space. The principal bedroom features fitted wardrobes and a stylish ensuite, drawing inspiration from a boutique hotel design. A second ensuite serves the guest bedroom which benefits from fitted wardrobes, with three further bedrooms; one currently used as a home office, and a well-appointed family bathroom with a Roca suite comprising bath, separate shower, WC, and wash hand basin.

Outside

A neat frontage with a central path is bordered by mature flowerbeds and hedging. A driveway to the side provides off-road parking and access to the double garage, fitted with twin remote-controlled doors. Gated access leads to the rear garden, which has been thoughtfully landscaped for ease of maintenance and year-round enjoyment. Integrated lighting creates a welcoming atmosphere for evening entertaining, while a timber-framed summer house offers a peaceful retreat. Additional storage is available beside the summer house and in a discreet garden shed.

Location

Welford is a thriving village nine miles south-west of Market Harborough and is popular by virtue of the interesting mix of period village homes, excellent local schooling as well as the attractive rolling countryside and farmland.

The market towns of Lutterworth and Market Harborough provide an extensive range of amenities catering for all day-to-day needs. Northampton and the city of Leicester offer a wider choice of commercial and leisure facilities. Rail links from Market Harborough and Rugby provide mainline railway access to London St Pancras and Euston in approximately an hour. Welford provides access to an excellent road network with the A14, M1 and M6 all nearby.





Tenure: Freehold

Local Authority: West Northamptonshire

Listed Status: Not Listed

Built: 2018

Conservation Area: No

Tax Band: F

Management Company: There is a Management Company which looks after the communal open areas within the development (grass cutting etc). To date our clients have not paid anything to the Management Company and are awaiting information from the original housebuilder (Mears New Homes).

Services: The property is offered to the market with all mains water and drainage, air source heat pump, wet underfloor heating, smart heating system (Heatmiser NEO) and photovoltaic panels and battery storage with a feed in tariff in place

Broadband delivered to the property: FTTC

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes. Title Register available on request

Flooding issues in the last 5 years: None

Accessibility: Two storey dwelling. No accessibility modifications or adaptations

Planning issues: None

Satnav Information

The property's postcode is NN6 6NR , and house number 10.









Floor 1 Building 1



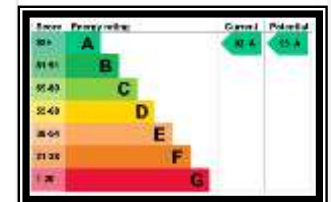
Floor 1 Building 2

Floor 2 Building 1

Approximate total area¹

207.2 m²

2231 ft²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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