



8 Round Close, Welton, Daventry, Northamptonshire, NN11 2JT

HOWKINS &  
HARRISON

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Guide Price: £269,500

Located in the quiet and sought-after village of Welton, this well-presented two-bedroom bungalow is offered for sale with no onward chain. Tucked away in a peaceful setting, it enjoys attractive front and rear gardens that provide plenty of space to relax or enjoy some light gardening. Inside, there's an entrance hallway, a comfortable lounge with a feature fireplace, a fitted kitchen, and a spacious conservatory running the width of the property. Two bedrooms with built-in cupboards and a practical wet room complete the layout.

### Features

- Well-presented semi-detached bungalow
- No onward chain
- Two bedrooms with built-in wardrobes
- Fitted kitchen
- Sitting room with feature fireplace
- Wet room
- Large conservatory
- Attractive lawned front and rear gardens
- Village location with local amenities
- EPC Rating - D



## Location

The highly regarded village of Welton is located about two miles north of the market town of Daventry and about 11 miles west of the county town of Northampton. The town of Rugby is approximately 7 miles to the north.

The village has a fine parish church, village hall, public house and a primary school with an excellent reputation. There is good access to the M1 motorway at junctions 16 and 18, as well as train services from Rugby, Long Buckby (2 and a half miles) and Northampton, with services to London Euston with journey times of around one hour.

There is a wide range of both state and independent schools in the area catering for all age groups. Sporting activities in the area include golf at Daventry, Staverton and Hellidon Lakes, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, horse racing at Towcester and motor racing at Silverstone. The area is well known for its canal system and there are a number of marinas for narrowboats.



## Accommodation

Step into a welcoming entrance hall with wood-effect laminate flooring, providing access to two well-proportioned bedrooms, each featuring built-in storage. The property includes a modern wet room with fully tiled walls for easy maintenance. The lounge, also finished with wood-effect laminate flooring, is centered around a feature stone fireplace with an inset electric fire, creating a warm and inviting atmosphere.

The kitchen is thoughtfully designed with a range of base and wall units, offering ample storage and workspace. There is dedicated space and plumbing for a washing machine, as well as room for a fridge-freezer and a cooker with an extractor fan above.

To the rear, double doors open into a spacious UPVC double-glazed conservatory spanning the full width of the property. This bright and versatile space is ideal for both dining and relaxation, with French doors leading out to an attractive, well-maintained rear garden.



## Outside

To the front, you're welcomed by a delightful garden enclosed with classic picket fencing and established shrubs/hedges, featuring a neat lawn and easy-care slate borders. A pretty pathway guides you to the front door between a colourful planted border, while a handy side gate provides seamless access to the rear.

The rear garden is a real highlight – a wonderfully established outdoor space laid to lawn, mature planting, and natural hedging that creates a sense of privacy. At its heart, a central patio offers the perfect spot for relaxing in the sun. A side pathway links back to the front garden, while the opposite side of the patio leads to a further section with a timber shed, ideal for storage.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison on Tel: 01327-316880.

## Fixtures and Fittings

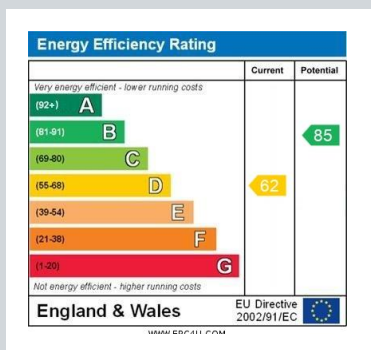
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

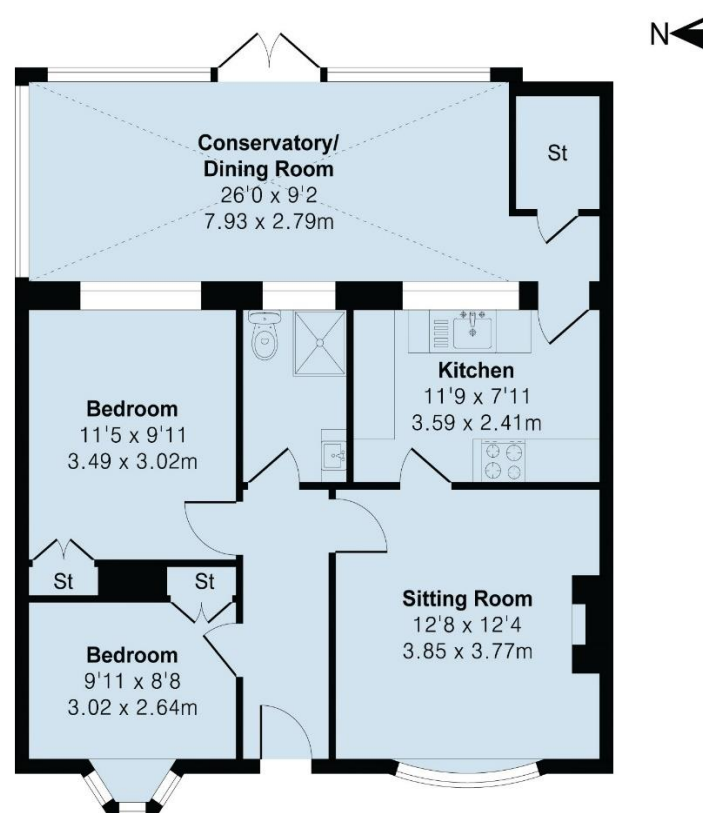
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

West Northamptonshire Council Tel:0300-126700  
Council Tax Band-B



## Approximate Gross Internal Area 854 sq ft - 79 sq m



## Howkins & Harrison

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Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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