



11 Hinwick Road | Wollaston | NN29 7QX



Matthew
Nicholas



Offers In The Region Of £315,000

A highly unusual and appealing detached character house with an extensive gated driveway, garage, further outbuilding and enclosed garden. A versatile property that has been refurbished by the current owners in recent years, but still offers scope for any new buyer to add heir own stamp. Boasting a gas fired radiator heating system, PVCu double glazing, superbly fitted kitchen/dining room and bathroom. The accommodation briefly comprises of a hall, two reception rooms, kitchen/dining room and guest WC. The first floor landing leads to three double bedrooms and a refitted shower room. Garage, party barn, driveway and gardens.

- Versatile character property
- Electric gated driveway and garage area
- Entertainment barn/workshop
- Central village location
- Recent refurbishment
- No onward chain

Composite part glazed door leading from the front into the

Entrance Hall

Staircase to the first floor, doors to both reception rooms.

Snug

8'11" x 9'7" (2.74 x 2.93)

Window to the front, radiator, feature brick built open fireplace.

Sitting Room

9'2" x 13'0" (2.81 x 3.98)

Window to the front and further borrowed light window to the rear, radiator, painted brick built fireplace with wood burner, wall lights. Opening through to the inner lobby with walk in utility/laundry cupboard and step up to the

Kitchen/Dining Room

10'2" x 24'0" (3.11 x 7.33)

Fitted with a range of hand built wood units with solid wood block worksurfaces and upstands above. Inset Belfast style sink with bespoke mixer tap over. Ceramic hob with further griddle to side and twin electric ovens below and glass splashback and chimney style extractor above. Space and plumbing for dishwasher, larder style store cupboard, ample space for dining table and free standing fridge/freezer. Vertical radiator, engineered oak flooring, door to guest WC, two windows to side and doorway to rear porch/hallway with glazing and door opening to the courtyard/garden.

Guest WC

Fitted with a two piece suite in white including a low level WC and wall mounted wash hand basin. tiled splash areas, engineered oak flooring, window to rear.

First Floor Landing

Doors to all first floor rooms.

Bedroom One

8'11" x 15'2" (2.74 x 4.64)

Window to front, radiator, airing cupboard.

Bedroom Two

12'8" x 10'5" (3.88 x 3.2)

Window to the front, radiator.

Bedroom Three

9'4" x 14'6" (2.87 x 4.44)

Two windows to the rear, radiator.

Shower Room

Refitted with a white suite including a low level WC, vanity wash hand basin with storage below and a 'walk in' style shower area with hand held and fixed overhead shower, glass screen to the side and fully 'metro' style tiled walls. Towel warmer, tiled floor, downlights, obscured window to the rear.

Outside

The property enjoys a versatile garden located to the side and rear. Access from a driveway apron via electric double gates to the driveway which is laid to gravel and providing parking for several vehicles, access may also be gained to the rear entrance door, garage and garden/party barn. A pedestrian gate is also provided.

Garage/Party Barn

22'3" x 26'10" (6.8 x 8.2)

The building is divided into a single garage with up and over door and further area of similar size currently used as an outdoor entertaining area. French doors open to the front and side aspects and the area enjoys power, light and has a fully fitted bar area with associated shelving and work areas. The remaining area is used for seating with a reclaimed oak floor and wood burner. The room would also lend itself to use as a home office.

Rear Garden

Beyond the Garage/Party Barn and driveway is a further area of garden. Currently laid to gravel and paving for minimal upkeep, the garden provides excellent outdoor entertaining space with area suitable for pizza oven, inset shrubbery, raised planted beds, paved seating areas and a generous timber workshop. The whole is enclosed by fencing and walling.



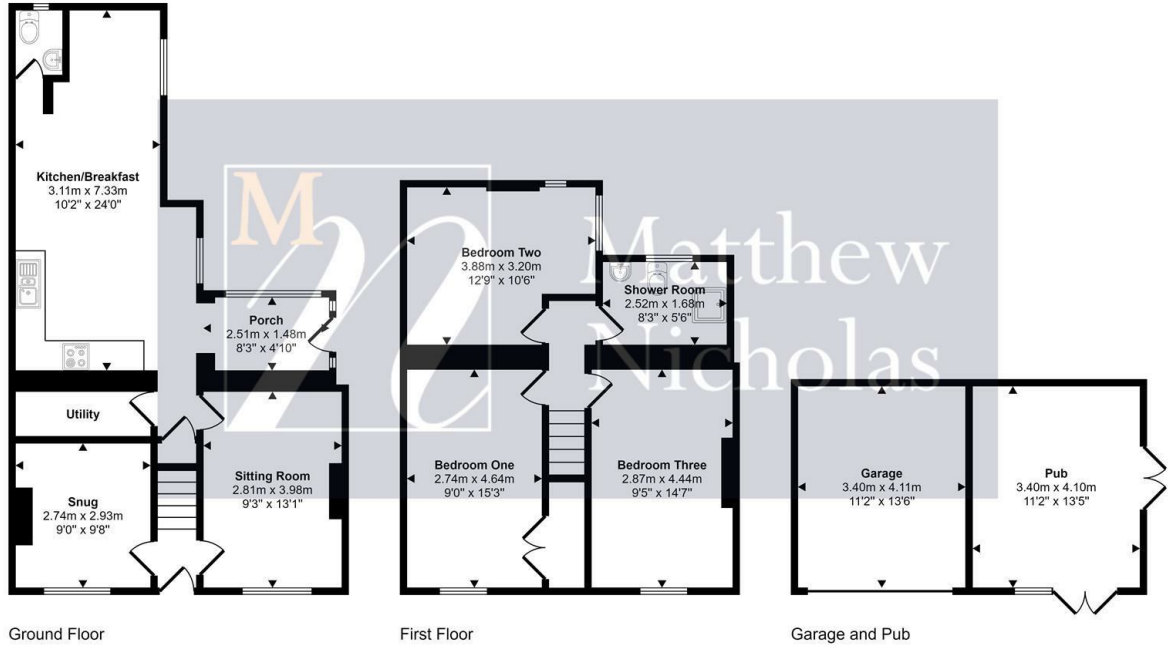


Further Information



Local Authority: North Northamptonshire Council

Tax Band: D



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	81
	55
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

27-29 Newton Road, Wollaston
Northamptonshire
NN29 7QN

T 01933 663311
E enquiries@matthewnicholas.co.uk
W www.matthewnicholas.co.uk



Matthew
Nicholas