



130 London Road | Bozeat | NN29 7JR



Matthew
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Asking Price £275,000

An attractive and extended period three bedroom semi detached house towards the edge of this popular village. The property boasts a gas fired radiator heating system, PVCu double glazing throughout and a generous west facing rear garden. Briefly comprising a dining room, sitting room, kitchen, first floor landing, family bathroom and two bedrooms with a further large bedroom offering a versatile space on the second floor. Viewing is advised.

- Village Location
- Loft conversion
- Large four piece bathroom
- Gas fired central heating
- Three bedrooms
- Generous garden

Timber part glazed door leading from the front to

Entrance Hall

Radiator, stairs to first floor, panelled timber doors leading to sitting room and

Dining Room

10'5" x 9'10" (3.19 x 3.01)

Window to front, radiator, shelving alongside chimney breast, coving, wooden flooring.

Sitting Room

11'0" x 11'9" (3.36 x 3.60)

Window to rear, radiator, TV point, telephone point, under stairs storage, coving, wooden flooring, door leading to

Kitchen

7'10" x 8'11" (2.39 x 2.72)

Fitted with a range of base and eye level units in a shaker style, with squared wooden worktops above, single composite sink with drainer and stainless steel mixer tap, mid level single oven, electric hob with chimney style extractor above, space for washing machine, space for fridge freezer, tiling to all splash areas, radiator, recessed spot lights, wood effect laminate flooring, door to rear garden.

First Floor Landing

Doors to two bedrooms and the family bathroom, stairs to second floor

Bedroom Two

14'1" x 9'8" (4.3 x 2.96)

Currently used as the master; windows to front, radiator, coving,

Bedroom Three

8'9" x 12'2" (2.68 x 3.73)

Window to rear, radiator

Bathroom

8'0" x 9'1" (2.44 x 2.78)

Four piece suite comprising low level WC, circular hand basin with stainless steel mixer tap over, roll top bath with traditional style cranked bath/shower mixer, corner shower cubicle with electric shower, tiled walls and flooring, towel warmer, cupboard housing gas fired combination boiler, downlights, obscured window to rear.

Bedroom One

10'7" x 15'7" (3.23 x 4.76)

Window to rear and velux to front, radiator, storage into eaves space, downlights.

Outside

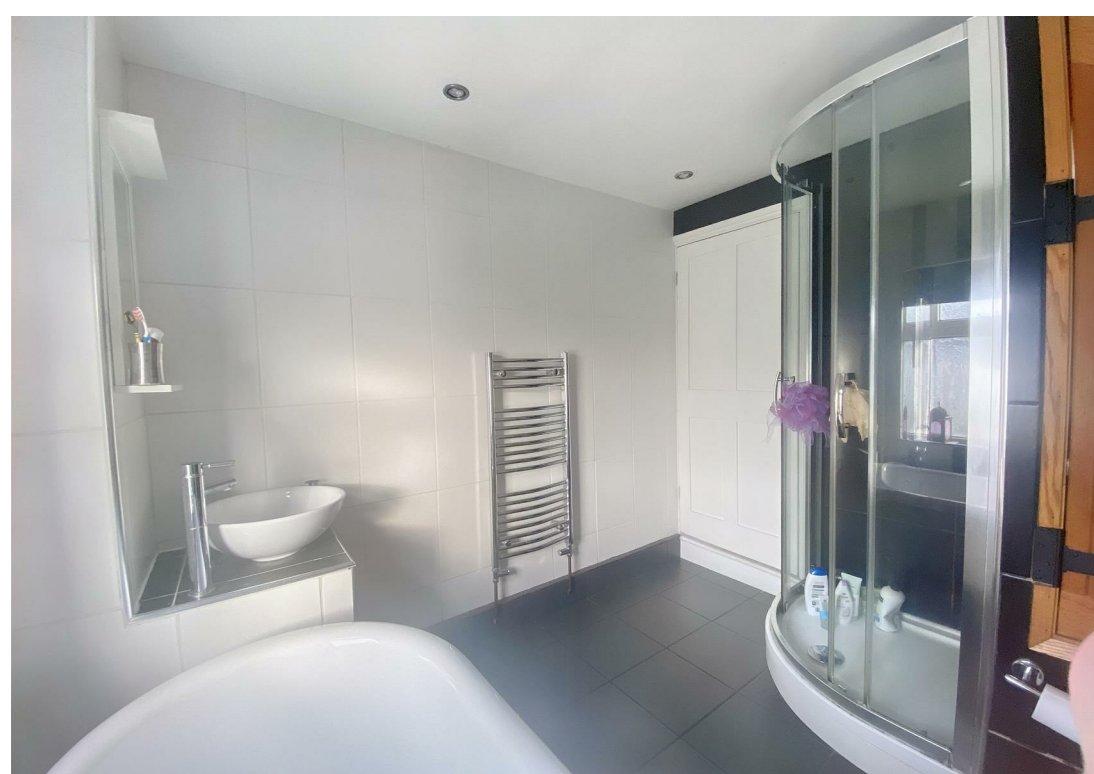
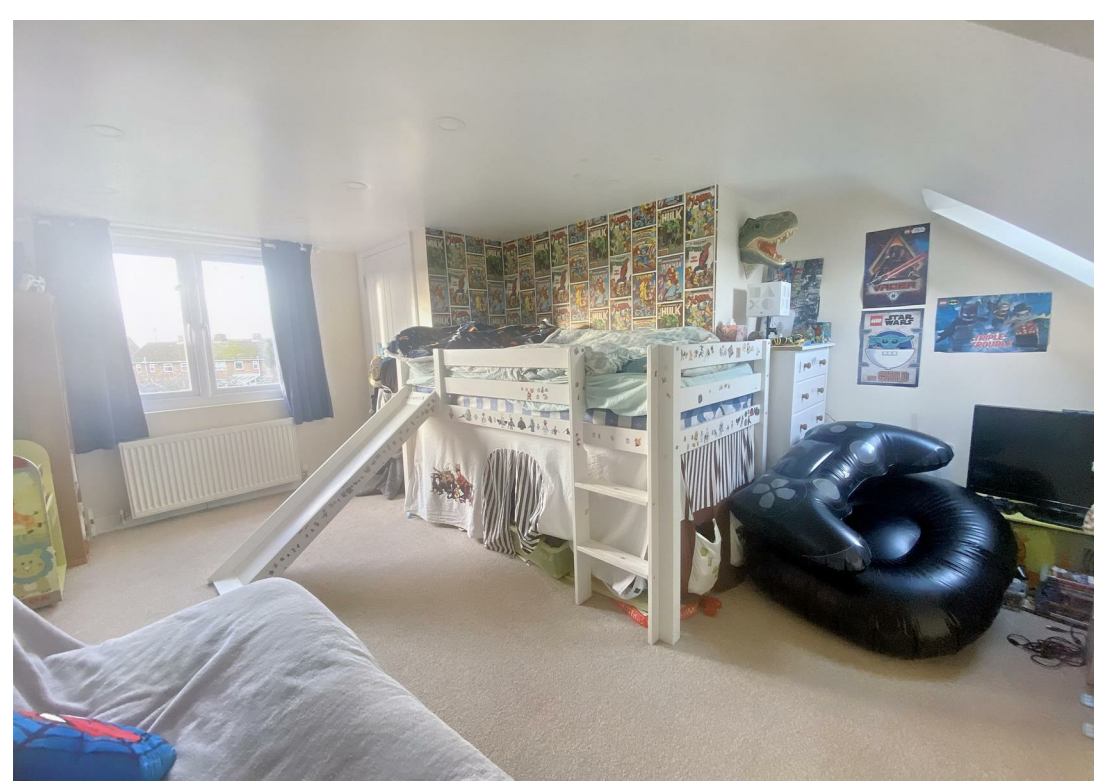
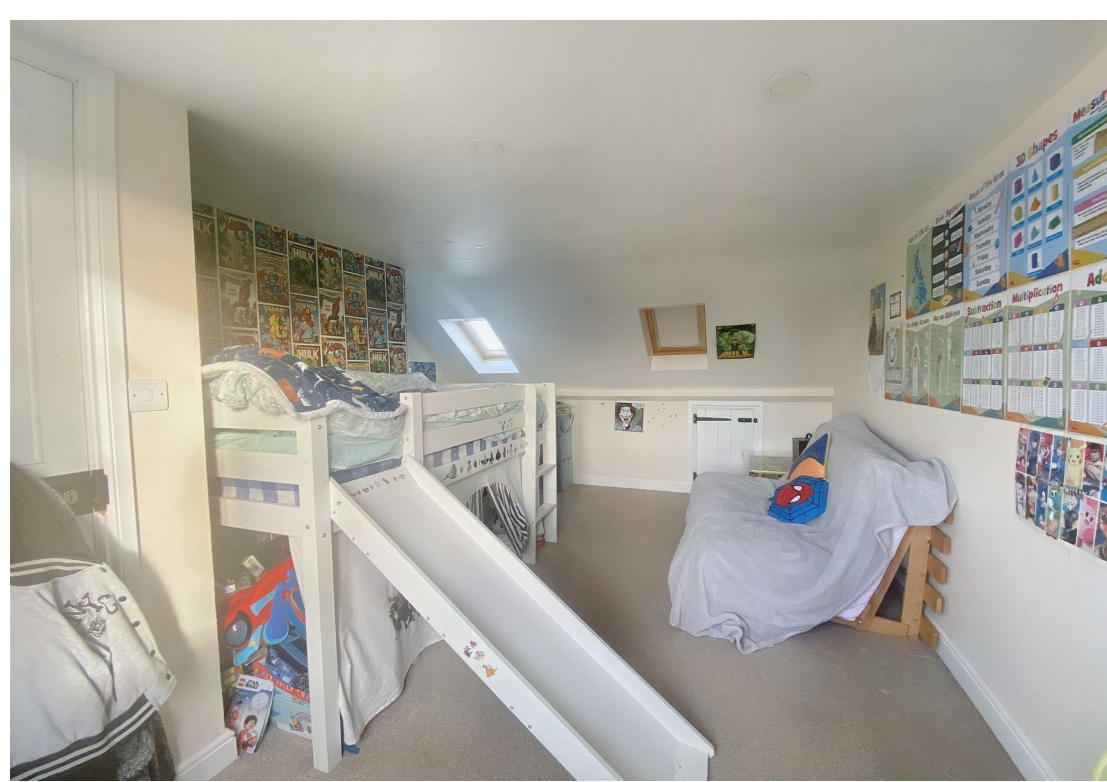
The property is approached via a shared pathway with the neighbouring property and enjoys a garden which is laid to lawn and enclosed with a low level timber picket fence.

Rear Garden

Immediately abutting the rear of the property is a block paved patio area, the next area of large garden is predominately laid to lawn with pathway running along the side of the lawn which leads to a barked children's play area and brick build storage barn. The garden as a whole is enclosed with fencing on both sides. There is also a further brick build storage area which has light, water and waste allowing for the reinstatement of a further WC.

Agents note: we are informed that there is a right of access easement for this property over the neighbouring garden.





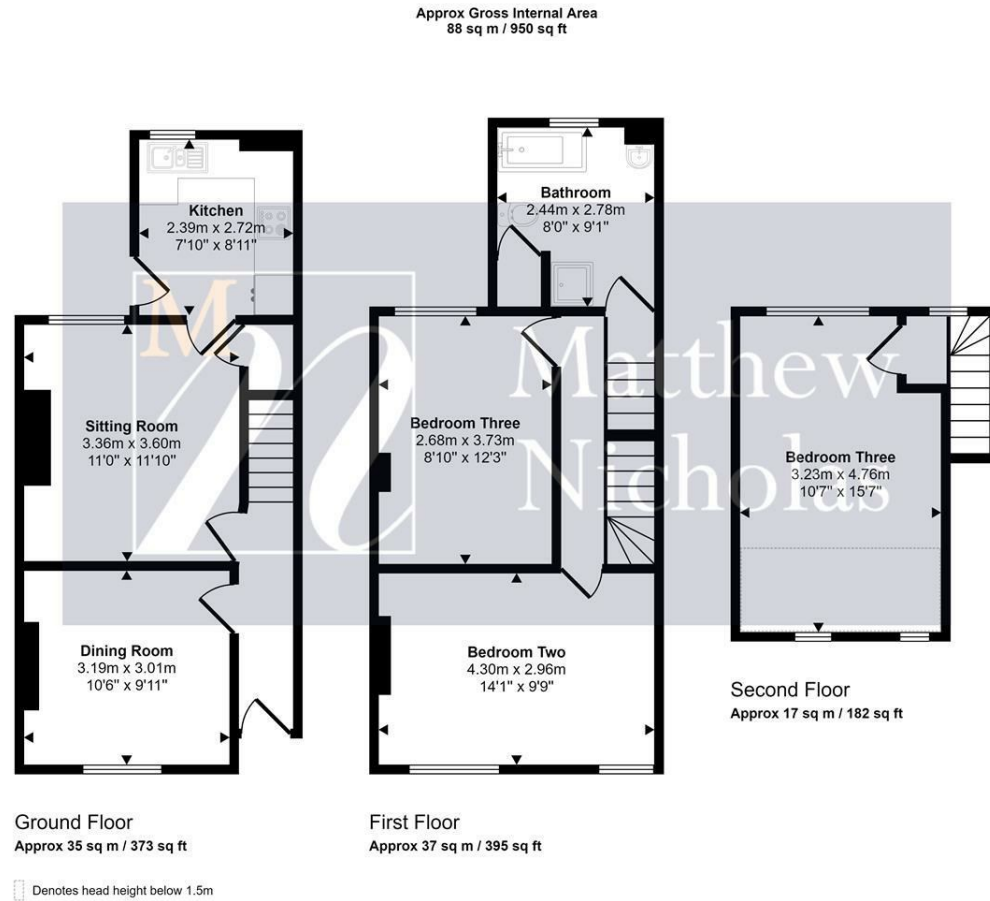
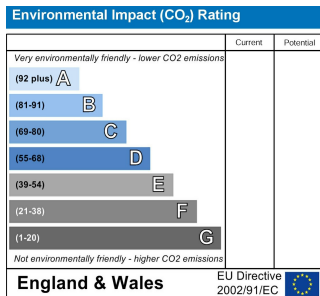
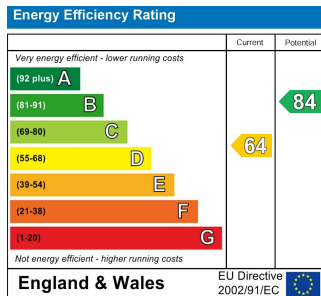
Further Information



Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 950.00 sq ft



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.

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