



1 Puddingbag Lane | Bozeat | NN29 7LN



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Guide Price £425,000

A superbly remodelled three bedroom cottage situated in the heart of this popular village with walled garden and driveway for two cars. Finished to a very high standard with stylishly fitted kitchen and bathrooms. Viewing is highly recommended to appreciate the standard of the refurbishment. Offering heritage style PVCu double glazing and a gas fired radiator heating system, the accommodation comprises an entrance hall, guest WC, sitting room, dining room, kitchen/breakfast room with bi-fold doors to the garden. The first floor offers a master bedroom with ensuite, two further double bedrooms and a family bathroom. Walled garden and driveway for two cars.

- Superbly reimagined cottage
- Gas underfloor and radiator heating system
- High standard of presentation
- PVCu heritage style double glazing
- Beautifully refitted kitchen and bathrooms
- No through lane location

Decoratively glazed composite entrance door leading from the front into the

Entrance Hall

Parquet Camaro effect vinyl flooring, doors to all ground floor rooms.

Guest WC

Fitted with a contemporary two piece suite comprising a wall hung WC and wall mounted wash hand basin with mixer tap. Cupboard storage, parquet effect Camaro vinyl flooring, glass splashback, window to rear.

Sitting Room

11'11" x 14'2" (3.64 x 4.34)

French doors to the garden with further window to the side, feature period style fireplace with cast iron grate, TV point, parquet effect Camaro vinyl flooring.

Dining Room

10'1" x 14'1" (3.08 x 4.31)

Two windows to the front and feature stained glass window at half height on staircase. Staircase to the first floor, parquet effect Camaro vinyl flooring.

Kitchen/Breakfast Room

12'0" x 13'7" (3.68 x 4.15)

Fitted with a range of dark green units with quartz worksurfaces above. Inset undermount sink with telescopic mixer tap, large six burner professional gas hob with extraction above and twin electric eye level ovens to the side, integrated dishwasher and microwave, wine cooler, space for freestanding American style fridge/freezer, space for concealed washing machine and tumble drier. Quartz upstands/splash areas, counter lighting, space for table, downlights, parquet effect Camaro vinyl flooring, bi-fold doors to the garden.

First Floor Landing

Doors to all rooms

Master Bedroom

12'6" x 17'5" (3.83 x 5.31)

Window to rear, radiator, downlights, door to the

Ensuite Shower Room

Refitted with a contemporary suite comprising a wall hung WC, vanity wash hand basin with mixer tap and drawers below, large shower cubicle with hand held and overhead shower, glazed screen/door and lit recess storage area. Full tiling to walls and floor, towel warmer, downlights, window to the rear.

Bedroom Two

11'8" x 8'11" (3.58 x 2.72)

Window to rear, radiator.

Bedroom Three

10'3" x 11'4" (3.13 x 3.46)

Window to front, radiator.

Bathroom

8'4" x 4'9" (2.56 x 1.45)

Refitted with a contemporary suite comprising a wall hung WC, vanity wash hand basin with mixer tap and cupboard below, bath with hand held and overhead shower above, glazed screen to the side and lit recess storage area. Tiling to walls and floor, towel warmer, mirror/store cupboard, downlights, window to the rear.

Outside

The property enjoys a paved courtyard frontage with steps to the main door, block paved drive to the side for two cars and gated access to the main garden.

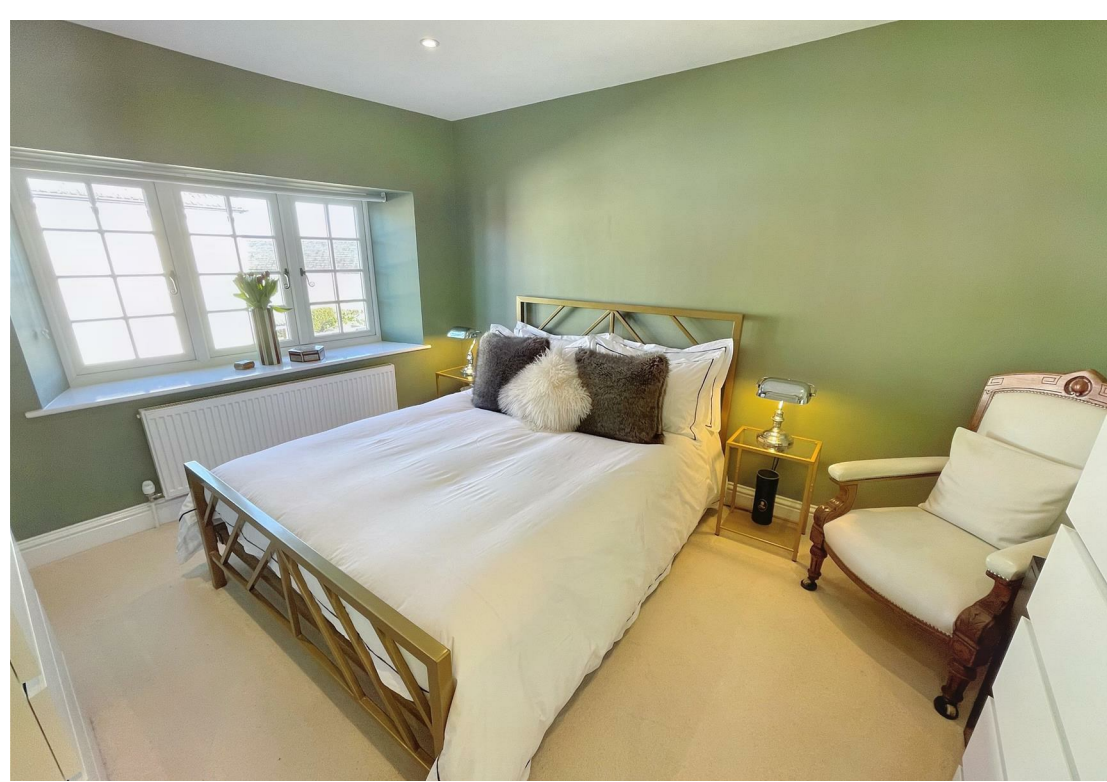
Rear Garden

Courtyard style and a delightful entertaining space. Paved terrace directly at the rear of the kitchen/breakfast room with well stocked raised beds. Area of lawn with further planted beds, paved pathway and further paved seating area to the side. Timber summer house/shed. Outside lighting and water feature. Enclosed by walling and fencing and considered private.

Agents Note

The loft space is very generous at the property and covers the whole area of the house, containing Velux windows, electrical sockets and fully boarded it would be ideal as storage space but could also be used as an additional room such as home office with some minor alterations (subject to consents).





Further Information



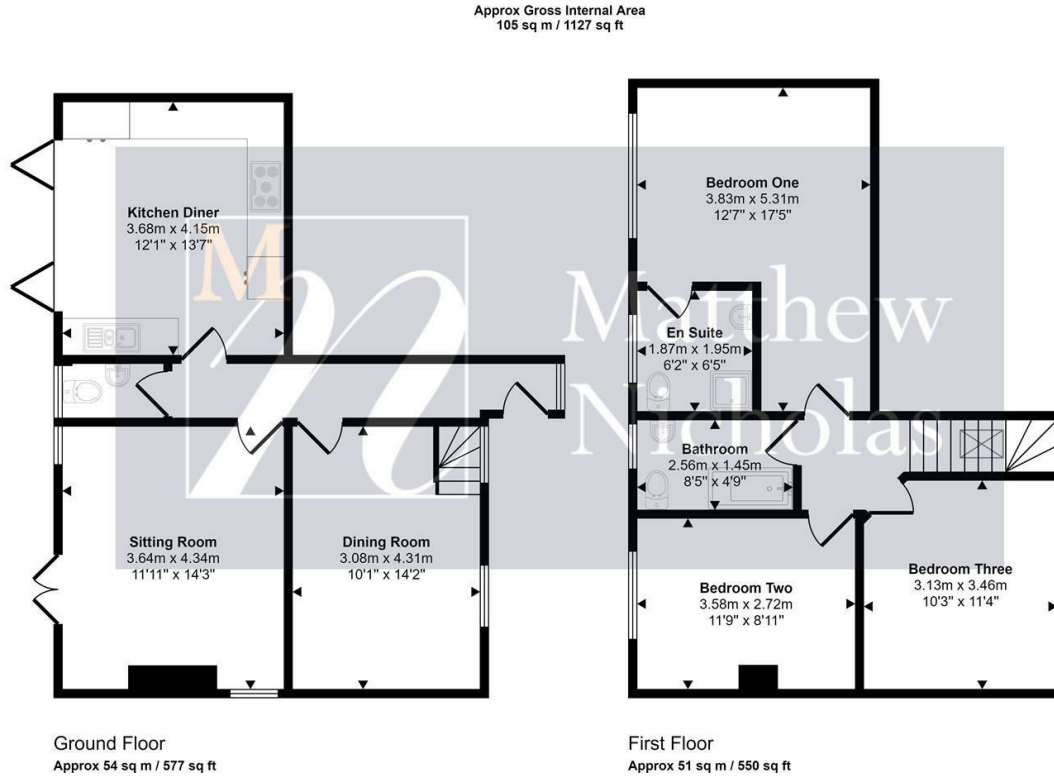
Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 1127.00 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
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	



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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