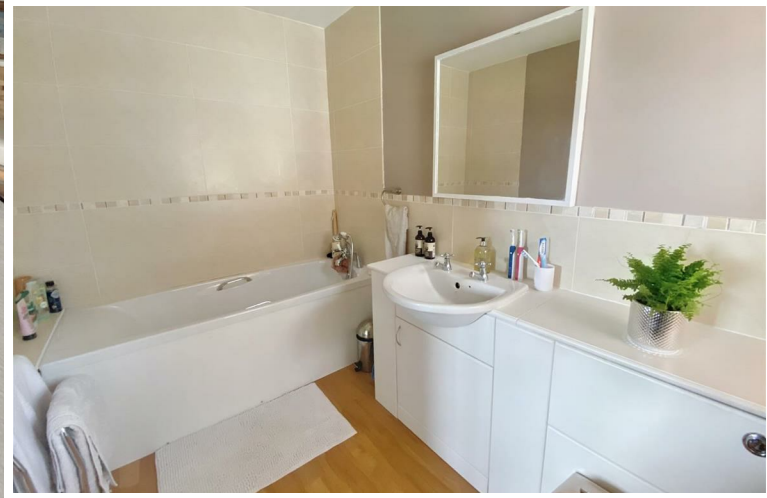




53a Easton Lane | Bozeat | NN29 7NN



Matthew
Nicholas



Offers In The Region Of £650,000

A deceptively large individual detached family home offering approximately 2270sq' of living space on a south facing L shaped plot with detached garage and carport. Located towards the edge of this popular village, the property represents superb value for money so close to Milton Keynes. Built by the current owners to their design, the property boasts a gas fired radiator heating system, PVCu double glazing and well fitted kitchen and bathrooms. Still offering scope for an additional garden room (fittings in situ - subject to inspection), the accommodation comprises a hallway, guest WC, utility/boot room, kitchen/breakfast room, open plan sitting room and dining room. The first floor offers a large landing with vaulted ceiling, master bedroom with ensuite, three further double bedrooms and a family bathroom. A generous driveway, garaging and large south facing gardens are also offered.

- Large individual detached house
- Scope (stc) for further addition
- Gas fired underfloor and radiator heating system
- South facing plot
- Edge of village location
- Wollaston School Catchment

Composite entrance door with inset glazing leading from the front into the

Entrance Hall

Tiled floor, staircase with large store below to the first floor landing, downlights, doors to all ground floor rooms.

Guest WC

Fitted with a two piece suite comprising a low level WC, vanity wash hand basin with mixer tap and storage beneath, tiled splash areas, tiled floor, obscured window to the side.

Kitchen/Breakfast Room

Fitted with a range of painted wood hand built units with wood effect worksurfaces above. Inset one and a half bowl stainless steel sink with mixer tap, gas hob with extraction above and eye level oven to the side, plumbing and space for dishwasher. Tiled splash areas, space for table, freestanding dresser style unit to match other cupboards, downlights, window to front and side.

Dining Room

Two windows to the side, door to the kitchen/breakfast room. Opening through into the

Sitting Room

French doors to the garden and further windows to side and rear, TV point.

Boot Room/Utility

Space and plumbing for washing machine, wall mounted central heating boiler, tiled floor, downlights, window and door to side.

First Floor Landing

Window to the side and Velux style skylight above, doors to all principal rooms and the airing cupboard housing a hot water cylinder with shelving.

Master Bedroom

Window to the front with views over farmland, radiator, built in wardrobes with sliding doors, downlights, door to the

Ensuite Shower Room

Fitted with a three piece suite including a low level WC, vanity wash hand basin with storage below and bath with panel to side and shower from mixer tap. Tiled splash areas, tiled floor, downlights, radiator, obscured window to the side.

Bedroom Two

Window to the front with views over farmland, radiator, door to the

Ensuite Shower Room

Fitted with a three piece suite including a low level WC, vanity wash hand basin with storage below and bath with panel to side. Tiled splash areas, downlights, tiled floor, radiator, obscured window to the side.

Bedroom Three

Window to the rear, radiator.

Bedroom Four

Window to the rear, radiator.

Bathroom

Fitted with a three piece suite including a low level WC, vanity wash hand basin with storage below and bath with panel to side and tiled shower cubicle. Tiled splash areas, tiled floor, downlights, radiator, obscured window to the side.

Outside

The property stands to the front of a generous plot. The driveway is laid to tarmac and can accommodate several cars. Access may be gained via a raised paved area to the entrance door, gates to the rear garden and the detached garage/carport. Wall and fence enclosed.

Garage/Carport

Single garage with up and over door, power and light connected, personal door to the carport with open areas to three sides.

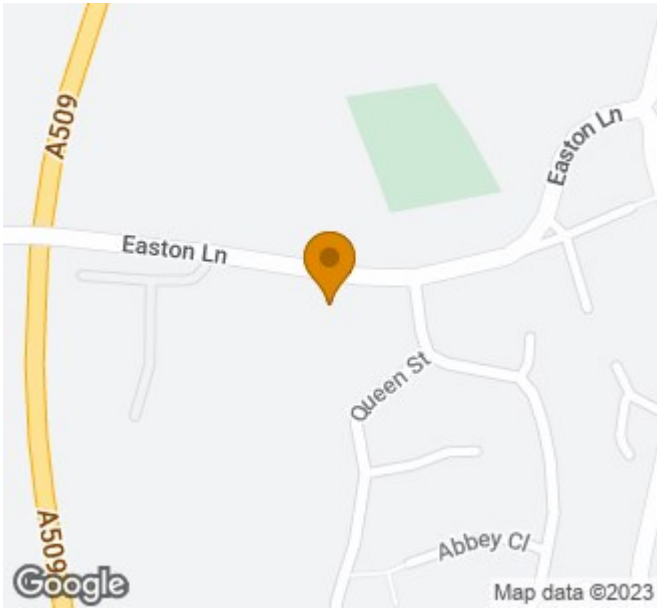
Rear Garden

Immediately to the rear of the house is a decked seating area. We are informed by the seller that this sits on top of the footings for the approved garden room/conservatory never constructed. The remainder of the garden is laid to lawn with power connection to the far corner. The garden extends at a right angle behind the neighbouring houses. Enjoying a southerly aspect with a good degree of privacy.





Further Information



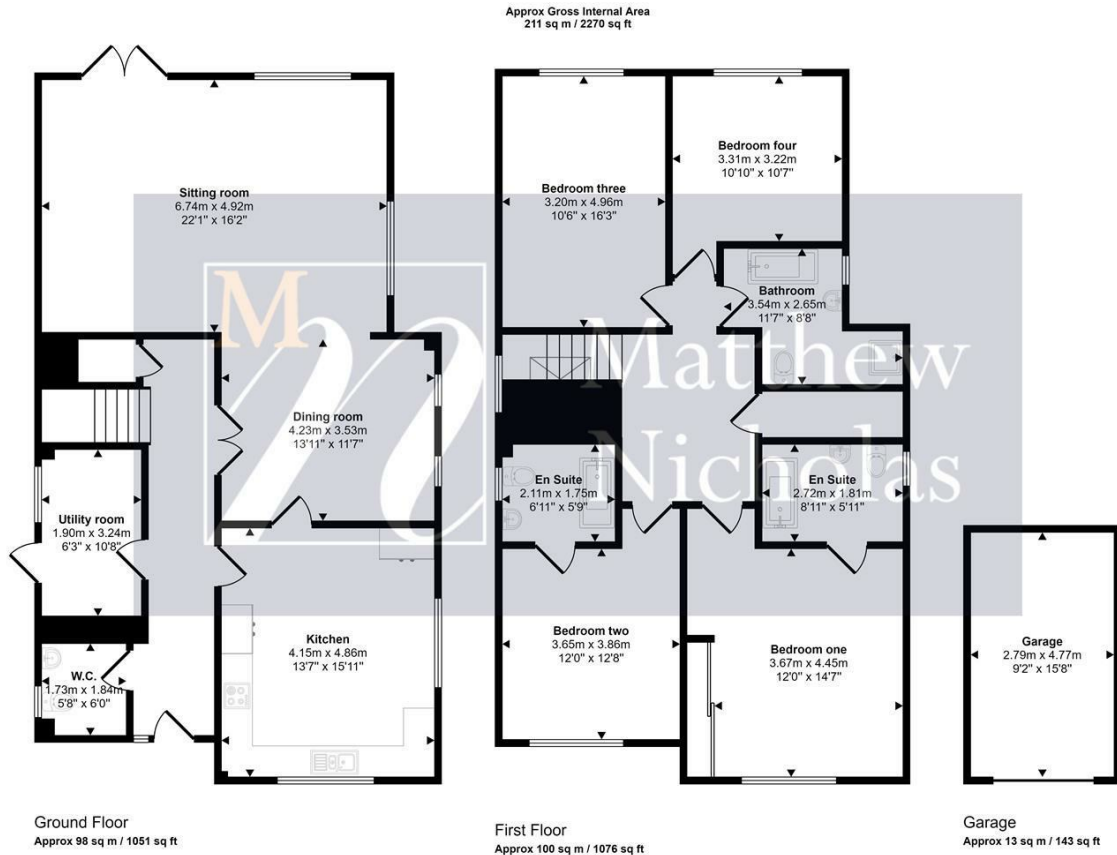
Local Authority: North Northamptonshire Council

Tax Band: F

Floor Area: sq ft

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			
England & Wales		82	88
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			
England & Wales			
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.

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.

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