



2 Lancaster Close | Wollaston | NN29 7PD



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## Offers In Excess Of £425,000

A much improved and extended Alfred Underwood built four bedroom detached house offering well finished and specified accommodation and a corner plot in this sought after part of the village. Boasting a gas radiator heating system and PVCu windows and doors, a viewing is strongly advised as properties in this part of Wollaston rarely come for sale. The property briefly comprises a hallway, wonderful focal sitting room leading to a dining room, two further reception rooms, fitted kitchen with integrated appliances, guest w.c, master bedroom with fitted furniture, three further bedrooms, shower room and bathroom. Enclosed and unoverlooked rear garden and recently block paved driveway for three cars. Joint sole agents with Harwoods.

- Extended four bedroom detached Underwood built home
- Gas fired radiator heating system
- Four living areas
- Sought after area of the village
- PVCu double glazing
- Two bathrooms



**Entrance Hall**

Staircase to the first floor, radiator, coving, door to the

**Sitting Room**

15'7" x 12'6" (4.75 x 3.83)

Window to front, radiator, feature fireplace with marble inset and gas fire, TV point, wall light points, coving.

**Dining Room**

18'5" x 9'10" (5.63 x 3.01)

French doors and window to rear, radiator, doors to kitchen/breakfast and study.

**Guest WC**

Fitted with a two piece suite comprising a low level WC and wall mounted wash hand basin., tiled splash areas, wood flooring, expelair, coving.

**Study**

8'3" x 7'8" (2.53 x 2.36)

Window to front, radiator, wood flooring, coving.

**Kitchen/Breakfast Room**

18'11" x 9'7" (5.79 x 2.94)

Fitted with a range of base and eye level units with worksurfaces above, inset circular stainless steel sink with matching drainer, gas hob with extraction above and eye level oven to the side, integrated dishwasher, integrated washing machine and fridge/freezer. Wall mounted gas fired boiler, tiled splash areas, breakfast bar, coving, window and part glazed door to rear.

**Family Room**

17'10" x 8'2" (5.44 x 2.49)

Window to front, radiator, wood flooring, coving.

**First Floor Landing**

Doors to all rooms, loft access hatch, coving.

**Bedroom One**

12'6" x 9'9" (3.82 x 2.98)

Window to the front, radiator, built in bedroom furniture, downlights, coving.

**Bedroom Two**

13'3" x 8'3" (4.06 x 2.52)

Window to front, radiator, coving.

**Bedroom Three**

11'3" x 9'11" (3.45 x 3.04)

Window to rear and side, radiator, coving.

**Bedroom Four**

8'9" x 8'1" (2.69 x 2.48)

Window to front, radiator, wood effect flooring, coving.

**Shower Room**

Refitted with a three piece suite including a vanity wash hand basin, low level WC and walk in shower cubicle. Tiled splashbacks, obscured window to the rear.

**Family Bathroom**

Fitted with a three piece suite comprising a low level WC, wash hand basin and bath. Tiled splashbacks, obscured window to the rear.

**Outside**

An open plan front garden laid to lawn with planted beds and inset maturing tress surround the front and side of the house. Block paved driveway for three cars and gated pedestrian access to the rear.

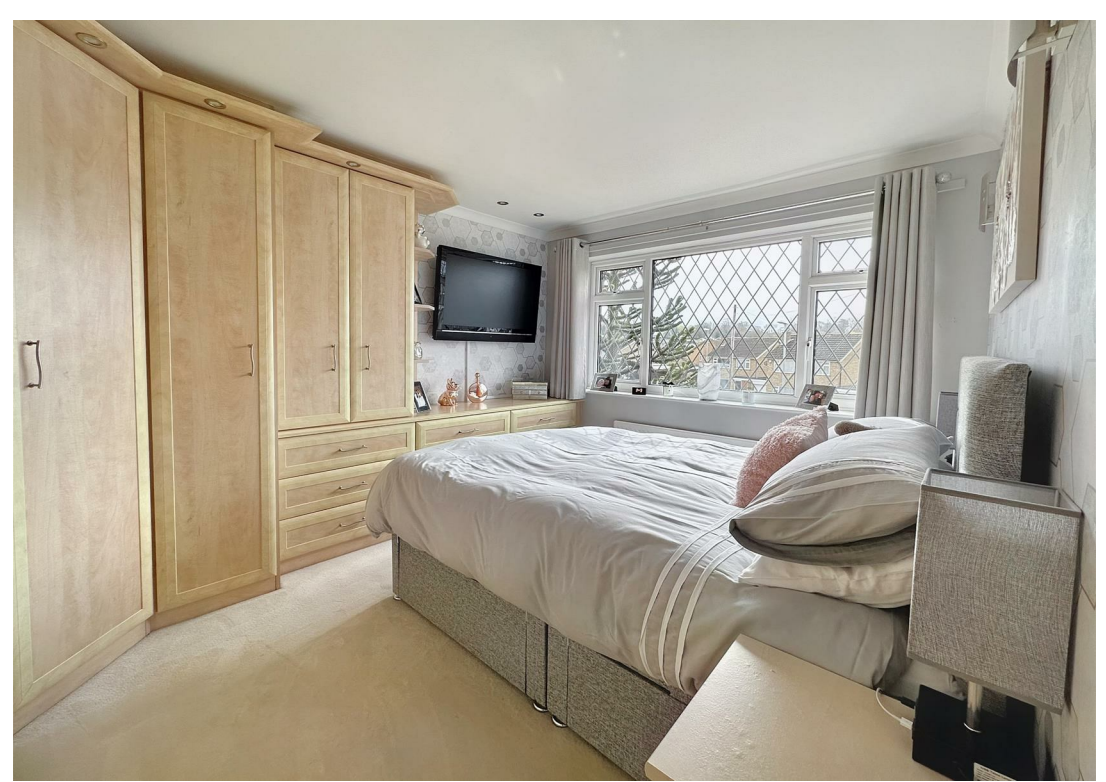
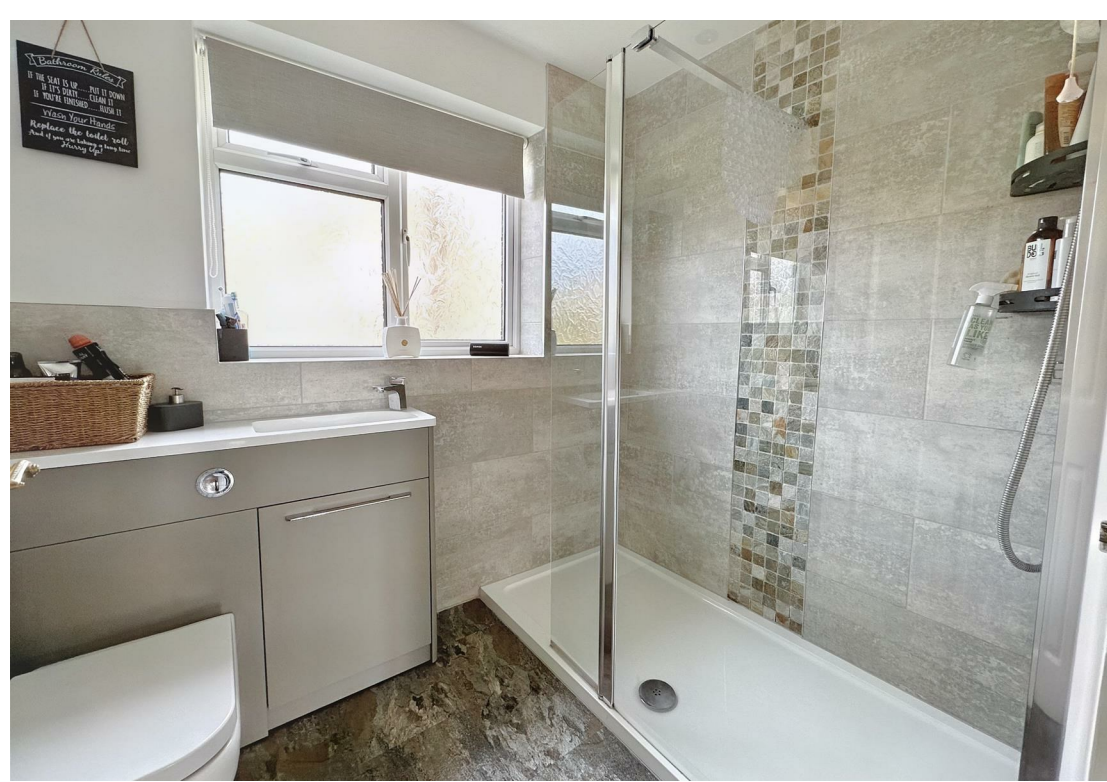
**Rear garden**

Immediately abutting the rear of the house is a paved patio area which steps up towards the rear of the garden. Main area of lawn, with planted border. Timber shed, exterior lights and tap. Enclosed by fencing.











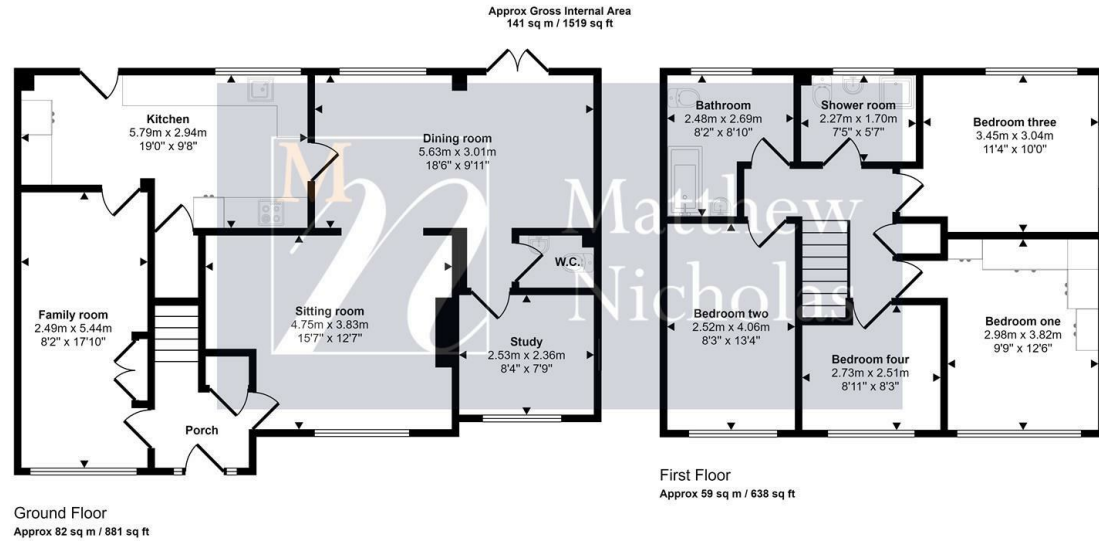
# Further Information



Local Authority: North Northamptonshire Council

Tax Band: D

Floor Area: 1519.00 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	79
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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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