



1 Monks Road | Wollaston | NN29 7PP



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## Offers In The Region Of £315,000

A superbly presented three bedroom detached house enjoying a fantastic larger than average corner plot suitable for extending (STC). The property benefits from a gas fired radiator heating system, PVCu double glazing, a single garage, off road parking for multiple vehicles, contemporary neutral decor and recently refitted kitchen/dining room and bathroom. The property briefly comprises an entrance hall, sitting room, kitchen/ dining room, three bedrooms and a bathroom. Gardens are provided to the front, side and rear along with a detached single garage. Recommended.

- Detached house on large corner plot
- Recent refitted bathroom
- Scope for further extension (subject to consents)
- Recent refitted kitchen/dining room
- Neutral decoration
- Detached garage & long driveway

PVCu glazed entrance door with panel to the side leading from the front into the entrance hall.

### **Entrance Hall**

Radiator, staircase to the first floor, telephone point, door to the sitting/dining room and opening to kitchen.

### **Sitting Room**

10'8" x 13'6" (3.27 x 4.14)

Window to front, radiator, TV point

### **Kitchen/Dining Room**

16'4" x 9'8" (5.00 x 2.97)

Kitchen area

Recently refitted with a range of base and eye level units finished in matt with quartz effect worktops and matching upstands, one and half bowl polycarbonate sink and drainer with stainless steel mixer tap above, integrated washing machine and dishwasher, fridge, freezer, induction hob with extractor above and electric oven beneath, tiled splash areas, cupboard housing gas fired combination boiler, window to rear.

Dining area

Space for dining table, benched seating with incorporated storage cupboards underneath, TV point, sliding doors to rear garden.

### **First Floor Landing**

Window to the side, access to roof space, panelled doors to all principal first floor rooms.

### **Bedroom One**

8'10" x 11'10" (2.70 x 3.61)

Window to front, radiator, built in wardrobes

### **Bedroom Two**

9'11" x 11'6" (3.04 x 3.53)

Window to rear, radiator, storage cupboard

### **Bedroom Three**

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

Window to front, radiator, storage cupboard

### **Bathroom**

6'7" x 5'4" (2.03 x 1.65)

Recently refitted in a contemporary style comprising of low level WC with concealed cistern, hand wash basin recessed within a grey vanity unit, bath with rainfall headed thermostatic shower over, concertina shower screen, full height tiling to all walls, spotlights, towel warming radiator, obscured glazed window to the rear.

### **Outside**

The property stands on a generous corner plot, the front garden is of an open planned design and predominantly laid to lawn. A block paved driveway leads to the side of the property providing access to the main entrance door and providing parking for two to three vehicles. To the side of the property is a fence enclosed lawned area. Access may be gained from the driveway to the kitchen door, pedestrian gate to the rear garden and detached single garage.

### **Garage**

Up and over door personal door to the garden, power and lighting.

### **Rear Garden**

Immediately abutting the rear of the property is a patio area, the remainder of the garden is laid to lawn and is enclosed by a combination of fencing.

### **Material Information**

Electricity Supply: Mains

Gas Supply: Mains

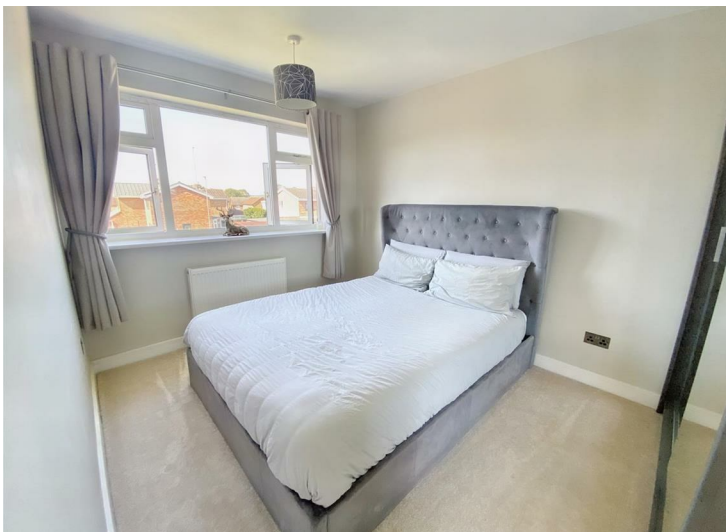
Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.





# Further Information



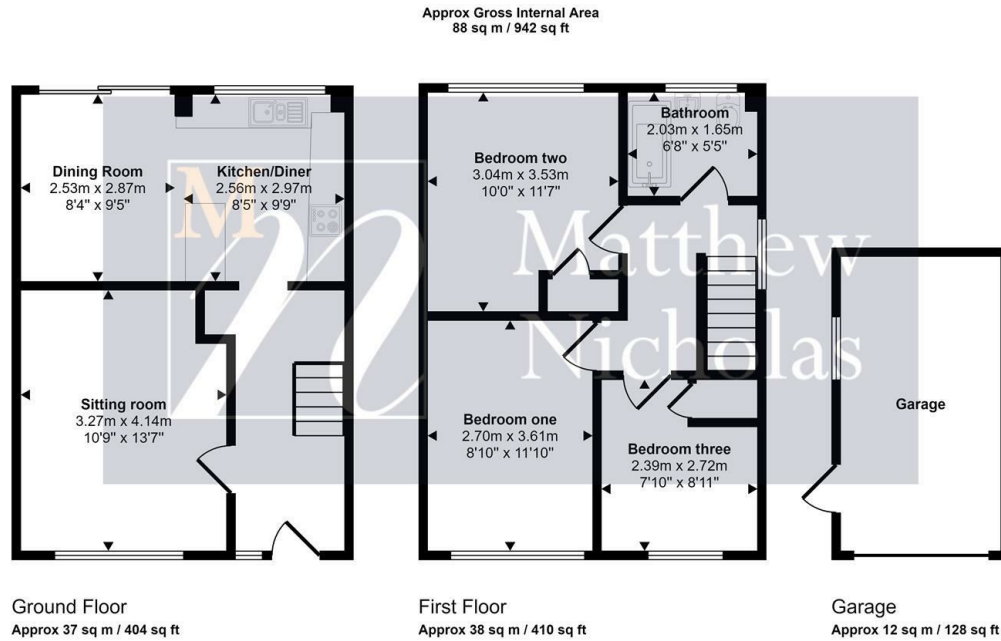
Local Authority: North Northamptonshire Council

Tax Band: C

Floor Area: 942.00 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>85</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	
<b>69</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	
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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