



18 Allens Hill | Bozeat | NN29 7LW



Matthew
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Offers In The Region Of £345,000

A superbly positioned Alfred Underwood built detached house enjoying a double garage, driveway and west facing corner plot. In need of refurbishment, but offering further scope of extension/improvement (STC), a viewing is recommended. The property boasts a gas fired radiator heating system, PVCu double glazing and no onward chain. The accommodation briefly comprises of an entrance hall, guest cloakroom/WC, sitting room, dining room, kitchen, utility, first floor landing, three bedrooms, bathroom, double garage and gardens.

- Detached established house on corner plot
- West facing garden
- Constructed by reputable local building firm
- Refurbishment required
- No onward chain
- Scope for extension (STC)

Timber door and side light with obscured glazing giving access to

Entrance Hall

Radiator, stairs to first floor landing, under stairs cupboard, doors to all principal rooms.

Guest WC

Fitted with a two piece suite comprising of a low level WC and hand wash basin, tiled splash areas, radiator, obscured window to front.

Sitting Room

12'1" x 16'1" (3.69 x 4.91)

Window to front, radiator, open fire with brick surround on tiled hearth with mantle shelf above, coving, double doors leading into

Dining Room

9'0" x 8'11" (2.75 x 2.72)

Windows to side and rear, radiator, archway leading into

Kitchen

10'9" x 8'11" (3.30 x 2.74)

Fitted with a range of base and eye level units with rolled edge worksurface above, inset stainless steel single sink and drainer with mixer tap above, tiled splash areas, space for oven, pantry, window to rear, doors to entrance hall and

Lobby

Internal doors to garage and utility room and timber door to rear garden.

Utility Room

4'5" x 5'8" (1.35 x 1.73)

Window to rear, radiator, hand wash basin, tiled splash areas.

First Floor Landing

Loft access hatch, doors to all principal rooms.

Bedroom One

12'1" x 10'5" (3.69 x 3.18)

Window to front, radiator, built in wardrobes.

Bedroom Two

10'9" x 9'0" (3.29 x 2.75)

Window to rear, radiator, built in cupboard.

Bedroom Three

9'1" x 11'11" (2.78 x 3.65)

Windows to rear and side, radiator.

Bathroom

7'8" x 5'4" (2.34 x 1.65)

Fitted with a three piece suite comprising of a low level WC and pedestal hand wash basin, electric shower with curtain in wet room style with floor recessed drainage, tiled splash areas, towel warming radiator, extractor, obscured window to front.

Outside

The property enjoys a corner plot with an open plan lawn with mature tree extending to the front and side of the house. A tarmac drive allows parking for two cars and access to the garage and main entrance door. Gated access to further area to the side of the house alongside the garage.

Garage

15'10" x 16'3" (4.85 x 4.97)

Up and over door, power and light connected, access to

Plant Room

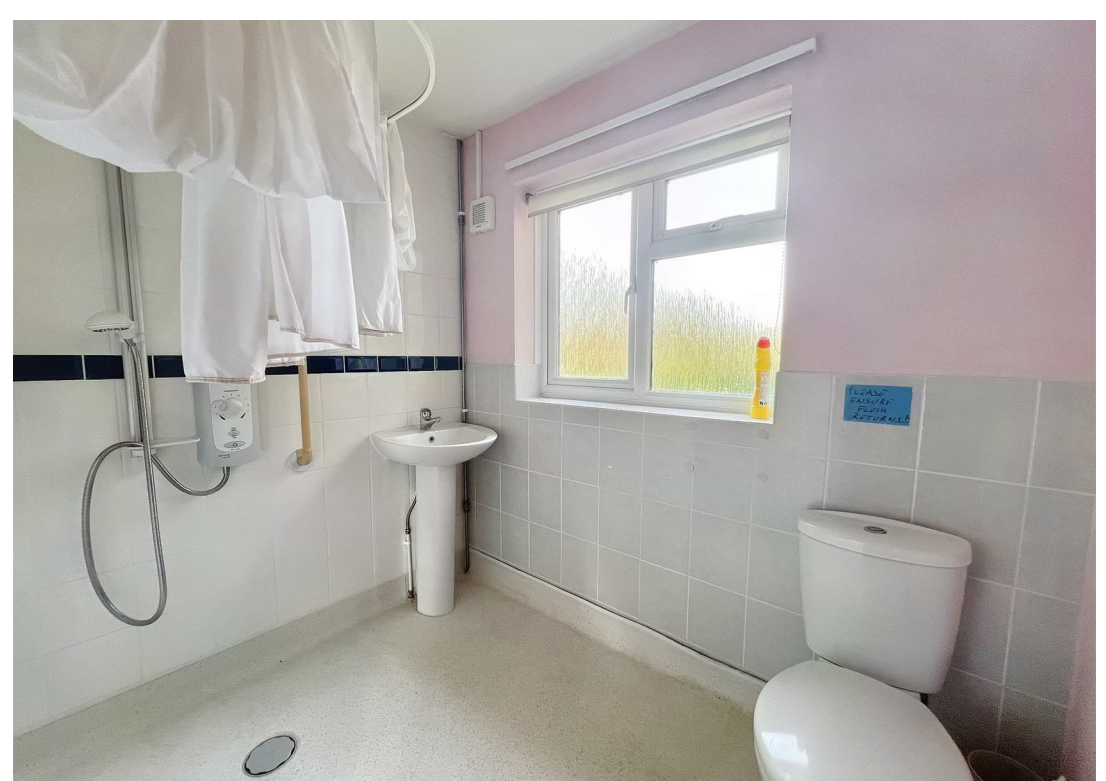
7'7" x 6'0" (2.33 x 1.84)

Window to rear, wall mounted gas fired combination boiler, power and light connected.

Rear Garden

Immediately abutting the rear of the property is a paved patio, the remaining is laid to lawn which requires further cultivating, the whole is enclosed by fencing and planting. West facing in aspect.





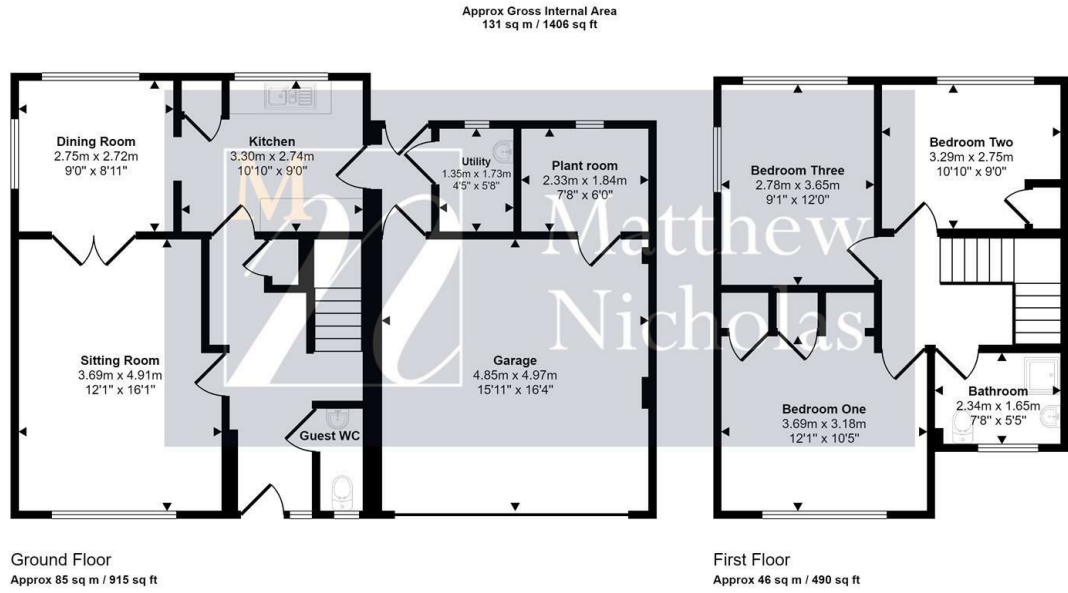
Further Information



Local Authority: North Northamptonshire Council

Tax Band: D

Floor Area: 1406.00 sq ft



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	75
(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	75
(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.

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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