



13 Dando Close | Wollaston | NN29 7QB



Matthew
Nicholas



Offers In Excess Of £299,995

An extended three/four bedroom semi-detached house enjoying a west facing corner plot and single garage. Having been improved by the current owners, the property offers a gas fired radiator heating system, PVCu double glazing, a fitted kitchen with granite worksurfaces, ground floor shower room and a refitted family bathroom. The property is also well decorated and enjoys oak flooring, skirtings, and internal doors. Comprising of an entrance porch, sitting room, dining room, study/bedroom four, shower room and kitchen/breakfast room. The first floor landing leads to three double bedrooms and the bathroom. The gardens are well tended and landscaped to include a large terrace area and are not overlooked with a westerly aspect.

- Three/four bedrooms
- Oak kitchen with quartz surfaces
- Single garage & driveway
- Two reception rooms
- Contemporary bathroom & shower room
- West facing corner plot

Part panelled part glazed entrance door leading from the front into the

Entrance Hall

Obscured and decorative glazed window and side panel. Wall light point. Panelled door leading into

Sitting Room

11'3" x 18'8" (3.45 x 5.69)

Window to front. Traditional cast iron radiator. TV point, downlights, coving, oak floor. Further door to bedroom four/study and glazed door to dining room.

Dining Room

10'5" x 12'4" (3.19 x 3.77)

Window to rear, cast iron radiator, built in storage cupboard and shelving to recess, coving, panel door to

Kitchen/Breakfast

8'0" x 10'5" plus 7'10" x 9'4" (2.44 x 3.20 plus 2.39 x 2.86)

Fitted with a range of oak fronted base and eye level units with granite work surfaces above. Inset one and a half bowl single drainer porcelain sink with mixer over. Feature Rangemaster combination range style cooker (available by separate negotiation) set into chimney breast style recess with mantle shelf above. Integrated dishwasher and washing machine. Space for freestanding American style fridge. Tiled splash areas. Feature glazed display cabinet open shelving. Space for small breakfast table. TV point. Tiled floor. Downlights and coving. Three windows overlooking the garden. Part glazed door to patio. Further door to under-stairs store.

Bedroom Four

7'9" x 10'5" (2.37 x 3.20)

Window to front, radiator, telephone point, downlights, coving, oak floor, door to

Ensuite

7'7" x 4'7" (2.32 x 1.42)

Fitted with a three piece contemporary style suite including larger than average walk-in shower with glazed screen and Triton shower unit, chrome towel warmer, tiling to all walls and floor, Xpelair, downlights, obscured window to side.

First Floor Landing

Loft access hatch. Downlights. Doors to all bedrooms, bathroom and airing cupboard housing a wall mounted gas fired central heating boiler serving domestic hot water and radiators. Slatted shelving.

Bedroom One

13'6" x 7'4" (4.12 x 2.25)

Two windows to front, radiator, range of built in bedroom furniture, TV point, coving.

Bedroom Two

8'0" x 11'4" (2.46 x 3.47)

Window to rear, radiator, built in storage cupboards to recess, coving

Bedroom Three

8'0" x 11'3" (2.44 x 3.45)

Window to rear, radiator, built in cupboards, coving.

Bathroom

5'9" x 7'6" (1.76 x 2.30)

Fitted with a three piece suite in white including feature corner tub bath with twin headed shower above and glazed screen to side, tiling to half height and shower area, chrome towel warmer, wooden floor, coving, downlights and Xpelair to ceiling, obscured window to front.

Rear garden

A particular feature of the property and extending to both the side and rear of the house. The garden is laid to three distinct areas. Immediately behind the main house is a two tier patio area with inset planting and feature ornamental fish pond. Steps and a low wall lead to the main area of lawn, bordered by flower/shrub beds. Stone steps lead to a further secondary area of lawn with inset fruit tree, further areas of planting and a final elevated decked area with views over open countryside. Believed to be west facing and not directly overlooked from the rear.

Outside

The property stands behind an open plan frontage laid to lawn with a shared concrete driveway providing off road parking and access to the detached garage and also via a timber gate to the rear garden.

Garage

10'0" x 16'9" (3.07 x 5.12)

Up and over door. Personal door to the garden. Power and light connected.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

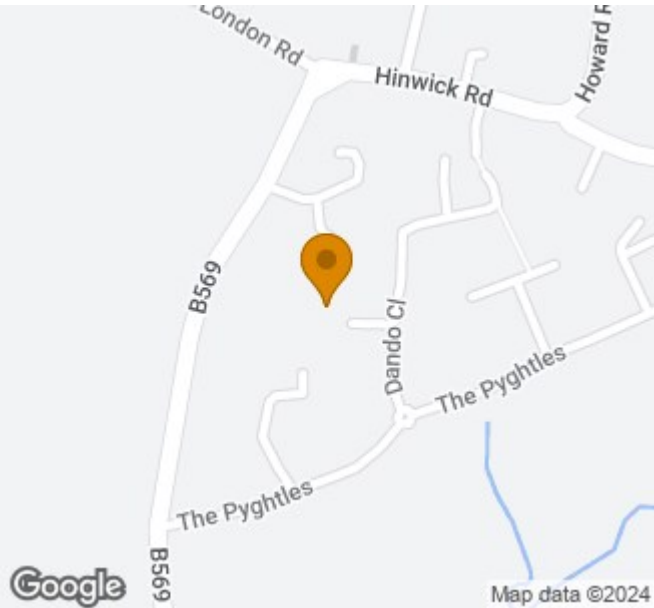
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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





Further Information



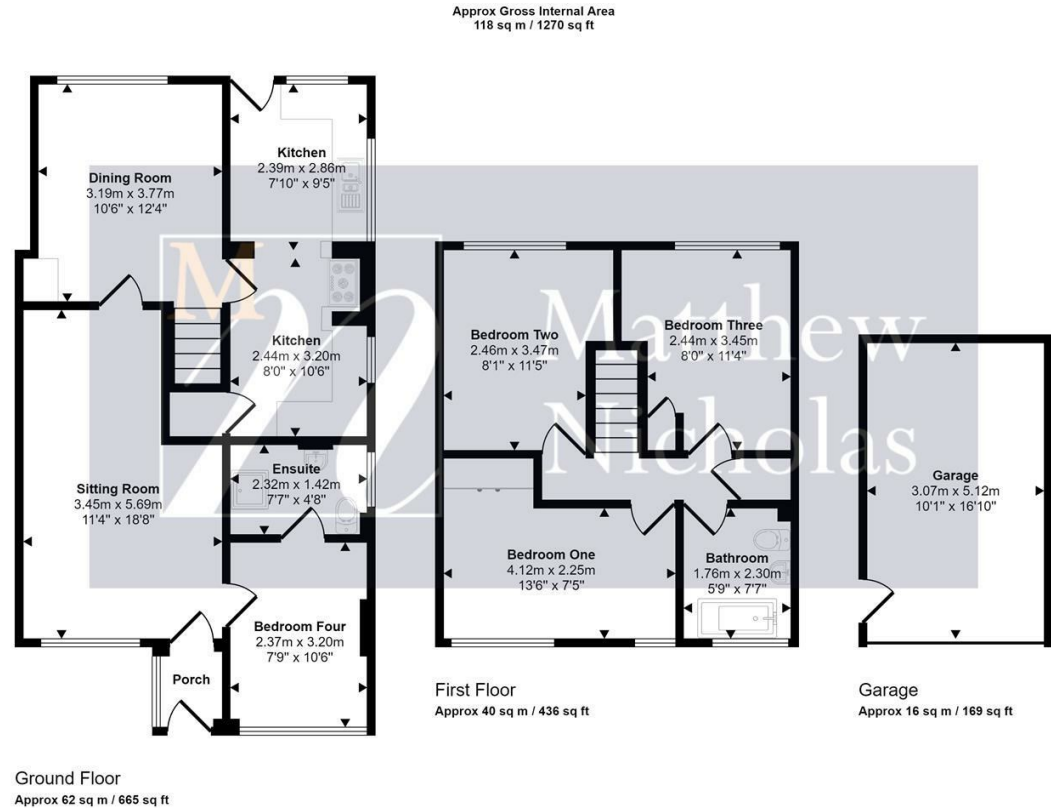
Local Authority: North Northamptonshire Council

Tax Band: C

Floor Area: 1270.00 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	79
(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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	79
(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.

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