



4, The Chapel, 26a High Street | Bozeat | NN29 7LE



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Offers In The Region Of £299,995

An appealing mews style conversion of a former chapel forming part of a small development of similar properties with allocated parking and courtyard style garden. Offering an opportunity to acquire a truly unique home retaining some original features, the property comprises an entrance hall, guest WC, open plan living area leading through to a well fitted kitchen dining room with granite worktops and integrated appliances. The first floor offers a master bedroom with ensuite shower room, two further bedrooms and a family bathroom. Viewing is recommended.

- Mews style chapel conversion
- Courtyard garden
- Gas fired heating system
- Allocated parking space
- Superbly presented
- Bespoke sealed unit double glazing

Entrance door with inset glazing leading from the courtyard garden into the

Entrance Hall

Feature arched window above front door, storage cupboard housing wall mounted gas fired central heating boiler, Travertine floor and steps leading up to glazed double doors leading through to the sitting room, borrowed light glazing to stairwell.

Sitting Room

Two high set windows to the front and further deep silled arched window to the side, TV point, telephone point, dog-leg staircase rising to the first floor landing, engineered wood floor, doors to storage cupboard and guest WC, borrowed light glazing and glazed double doors opening to the kitchen/dining room.

Guest WC

Fitted with a two piece suite with tiles splash areas, expelair, Travertine tiled floor.

Kitchen/Dining Room

Fitted with a range of painted shaker style base and eye-level units with granite work surfaces above, inset one and half bowl single drainer stainless steel sink with mixer tap, stainless steel Smeg gas hob with single electric oven beneath and chimney style extractor above, integrated dishwasher, washing machine, space for fridge/freezer, down-lights, engineered wood floor, expelair.

First Floor Landing

Velux window, doors to all bedrooms and bathroom.

Bedroom One

Twin deep silled arched windows to the front, radiator, engineered wood flooring, loft access hatch, further door to the

Ensuite

Fitted with a three piece suite in white including tiled shower cubicle with glazed door, tiled splash areas, towel warmer, tiled floor, Velux window to the side.

Bedroom Two

Velux window, radiator, engineered wood floor, feature vaulted roof.

Bedroom Three

Velux window, radiator, engineered wood floor, featured vaulted roof.

Bathroom

Fitted with a three piece suite including bath with panel to side and hand held shower from mixer tap, tiled splash areas, towel warmer, tiled floor, expelair.

Outside

The property is approached steps and pathway from the communal parking area where there is one allocated space plus visitor parking. A bin store is also provided. A timber gate allows access to the courtyard, which is laid to a combination of paving, planted border, hedge screening and gravel. Exterior tap and power point.

Tenure

The property is Freehold. The development features small outside areas for communal use, for which there is a modest service charge to cover those communal spaces. Further details available upon request.

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: 930.00 sq ft

Approx Gross Internal Area
86 sq m / 930 sq ft



Ground Floor
Approx 42 sq m / 452 sq ft

First Floor
Approx 44 sq m / 477 sq ft

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(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		78	
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

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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