



72 High Street | Wollaston | NN29 7QQ



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## Offers In Excess Of £500,000

A delightful four bedroom attached period house with an attractive and private walled garden with gated parking to the rear. Beautifully presented, the property offers a gas fired radiator heating system, PVCu double glazing, a well fitted kitchen/breakfast room, white bathroom fittings and neutral decoration throughout. Briefly comprising an entrance hall, snug, sitting room, dining room, garden room, kitchen/breakfast, boot room/utility, WC and pantry. The first floor offers three double bedrooms served by a bathroom and a further double bedroom with ensuite. Well tended gardens lead to electrically gated parking for two/three cars. Viewing is recommended.

- Period village house with walled garden and gated parking
- PVCu double glazing inc sash windows
- Lost of character features
- Gas fired radiator heating system
- Well fitted kitchen and bathrooms
- Versatile and flexible layout

Composite door to the front leading into the

### **Entrance Hall**

Window to front, radiator, wall lights, wood flooring, Door to the snug, staircase to the guest bedroom and glazed door to the garden room.

### **Snug**

9'3" x 14'6" (2.82 x 4.43)

Sash window to front inc window seat, radiator, wood burner set on brick hearth, wall lights, painted wood flooring.

### **Garden Room**

18'7" x 8'11" (5.67 x 2.73)

Under a mono pitched glazed roof with glazed panels to the garden incorporating french style doors. Radiator, wall lights, tiled floor. Doors to the boot room and inner hall.

### **Boot Room**

6'9" x 17'3" (2.06 x 5.26)

Fitted with a range of full height and low level cabinetry with wood worksurfaces above. Inset Belfast style sink, plumbing and space for washing machine and space for tumble drier. Window and door to the garden.

### **Inner Hall**

Oak staircase to the first floor, oak flooring, doors to the sitting and dining rooms, kitchen/breakfast and WC.

### **Kitchen/Breakfast Room**

10'9" x 11'1" (3.28 x 3.38)

Fitted with a contemporary range of flush faced base and eye level cupboards with solid wood worksurfaces above, matching upstands. Belfast style ceramic sink unit with mixer tap, combination range style

cooker (available by negotiation) with extraction and feature timber lintel above, integrated dishwasher, and fridge, feature island/peninsular breakfast bar area, tiled splash areas, kickboard heater, downlights, coving, ceramic tiled flooring. Window to side with further door to the

### **Pantry**

8'7" x 4'7" (2.63 x 1.42)

Matching range of cabinets to those of kitchen, space for fridge/freezer, wall mounted gas fired boiler, tiled floor, window to side.

### **Sitting Room**

13'1" x 14'3" (4.01 x 4.35)

Sash window to front inc timber shutters and seat, radiator, 'minster' style stone fireplace with wood burner, oak flooring, picture rail.

### **Guest WC**

6'8" x 6'3" (2.04 x 1.92)

Fitted with a two piece suite including a low level WC with concealed cistern and vanity wash hand basin. Towel warmer, tiled splash areas, tiled floor, window to side.

### **Dining Room**

11'2" x 14'8" (3.41 x 4.48)

Sash window to front inc timber shutters and seat, radiator, feature fire surround with cast iron inset, display cabinet, oak flooring, picture rail.

### **First Floor Landing**

Feature arched window to side, oak balustrading and flooring, doors to three bedrooms and a bathroom.

### **Bedroom One**

13'5" x 13'11" (4.09 x 4.26)

Sash window to front inc timber shutters, radiator, feature decorative fireplace, painted wood flooring, coving.

### **Bedroom Two**

11'11" x 14'5" (3.65 x 4.41)

Sash window to front inc timber shutters, radiator, feature decorative fireplace inc cast iron inset, painted wood flooring, picture rail. Connecting door to the guest bedroom suite.

### **Bedroom Three**

15'4" x 10'9" (4.69 x 3.28)

Window to side, radiator, laminate wood flooring.

### **Bathroom**

7'6" x 6'7" (2.29 x 2.03)

Fitted with a three piece suite including a low level WC, wash hand basin and bath with shower above and glazed screen to side, towel warmer, tiled splash areas and floor.

### **Guest Bedroom**

15'3" x 9'5" (4.66 x 2.88)

Two sash windows to front, radiator, built in wardrobes, laminate wood flooring, door to the staircase leading down to the entrance hall, further door to the

### **Ensuite**

9'2" x 4'9" (2.80 x 1.45)

Fitted with a three piece suite including a low level WC, vanity wash hand basin and shower with glazed screen and door, radiator, tiled and boarded splash areas, wall light.

### **Outside**

The property fronts a delightful gently tired garden laid to a combination of well stocked beds, artificial lawn and various seating areas of paving, timber decking and gravel. The garden is walled with mature shrubbery and is considered unoverlooked. A small brick tool shed is attached to the back of the house are two further timber sheds (both with power) are located in the parking area.

To the rear of the garden and screened by laurel hedges is a gravel driveway for two/three cars. Accessed via either electric vehicle double gates or a further pedestrian gate from College Street at the rear.

### **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.











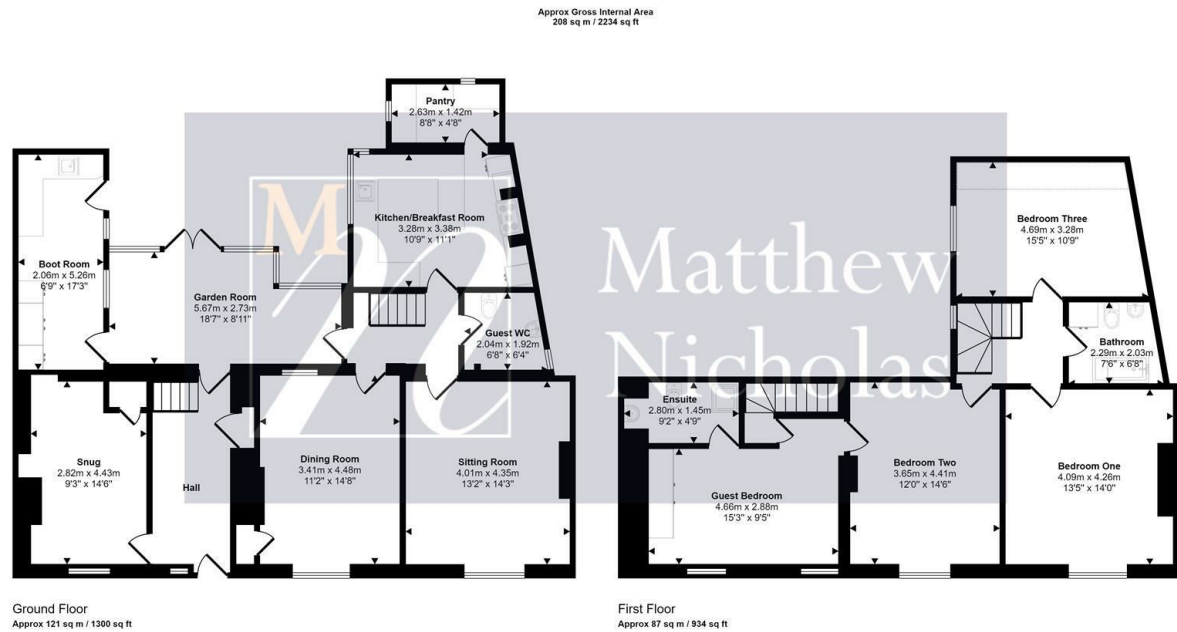
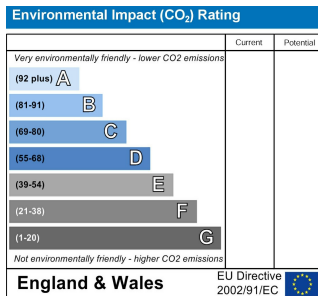
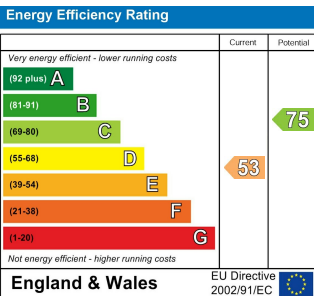
# Further Information



Local Authority: North Northamptonshire Council

Tax Band: D

Floor Area: 2234.00 sq ft



Ground Floor  
Approx 121 sq m / 1300 sq ft

First Floor  
Approx 87 sq m / 934 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 Spruppy 360.

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