



8 Corner Close | Podington | NN29 7HT



Matthew
Nicholas



Asking Price £299,995

A well presented three bedroom mature semi-detached house on an attractive plot towards the edge of this sought after village. Offered with no onward chain, viewing is recommended as the property offers scope for further improvement and extension (stc). The property has a radiator heating system, sealed unit double glazing and briefly comprises of an entrance hall, sitting room, kitchen, wc/utility and boiler room/store. Three bedrooms lead off the landing along with a bathroom. Delightful gardens with driveway and carport. A superb value for money family home in North Beds and Sharnbrook School catchment.

- Three bedroom mature semi-detached
- Potential to extend (stc)
- Sought after North Beds village
- Established plot inc driveway
- In need of cosmetic improvement
- Sharnbrook catchment area

Storm porch with PVCu part-glazed entrance door leading from the front into the entrance hall.

Entrance Hall

Radiator, staircase to the first floor, storage cupboard, thermostat, doors to kitchen and sitting room.

Sitting Room

15'7" x 13'10" max into bay window (4.75m x 4.24m max into bay window)

Bay window to the rear, radiator, tiled fireplace, built-in low-level cupboard and shelving, TV point.

Kitchen

12'0" x 8'5" max plus recess (3.66m x 2.57m max plus recess)

Fitted with a range of base and eye-level storage cupboard with worksurfaces above, single bowl stainless steel sink with mixer tap, ceramic hob with electric oven beneath, space for undercounter fridge, tiled splash areas, radiator, window to the front, further window and glazed door to the carport and door to the rear lobby.

Rear Lobby

Further doors to the carport, door to the WC/utility

WC/Utility

Fitted with a low-level WC, wall-mounted wash hand basin, plumbing and space for washing machine, window to the side.

First floor landing

Window to the front, loft access hatch, airing cupboard housing a lagged hot water cylinder, slatted shelving above, wall-mounted timer.

Bedroom One

11'10" x 10'9" max (3.63m x 3.28m max)

Window to the rear, radiator, built-in wardrobes.

Bedroom Two

11'10" x 10'4" max (3.63m x 3.15m max)

Window to the rear, radiator, built-in wardrobes.

Bedroom Three

8'7" x 7'4" max (2.62m x 2.24m max)

Window to the front, radiator, built-in storage cupboards.

Bathroom

Fitted with a three-piece suite including low-level WC, pedestal wash hand basin, twin grip bath with shower from mixer tap, tiled splash areas, storage cupboard, radiator, obscured window to the side.

Outside

The property enjoys a large and attractive plot with a sweeping gravel driveway leading from the road to the front of the house. Established and well planted flower/shrub borders to either side. Access may be gained from the driveway to the main entrance door, carport and to the rear garden.

Car Porch

16'2" x 9'10" (4.95m x 3.00m)

Mono-pitched corrugated roof, door to the brick built boiler room with floor mounted oil fired central heating boiler, with power and light connected, window to the rear.

Rear Garden

Immediately abutting the rear of the house is a dwarf wall-retained patio area. The remainder of the garden is laid to a vegetable plot with several mature fruit trees, timber workshop, aluminium framed greenhouse, oil tank for central heating, enclosed by a combination of hedging, fencing and not considered to be overlooked from the rear.

Local Information

Podington is situated almost equidistant between Rushden and Wellingborough.

Boasting a primary school, local club and garden centre. More comprehensive amenities exist at nearby Wollaston.

The Main rail link from Wellingborough approx. 5 miles direct to London St. Pancras is 55 mins

The M1 is approx. 17 miles away at Milton Keynes

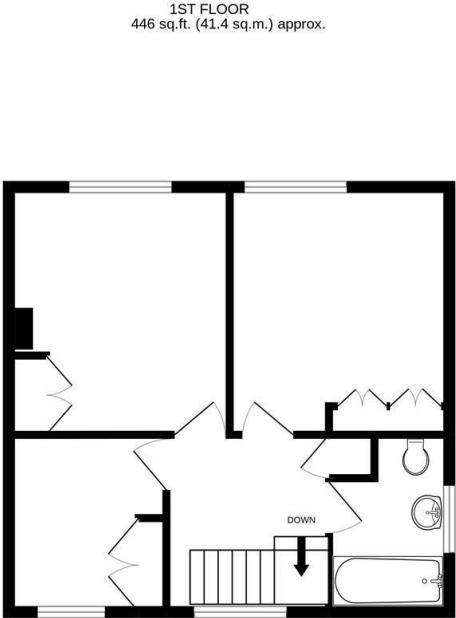
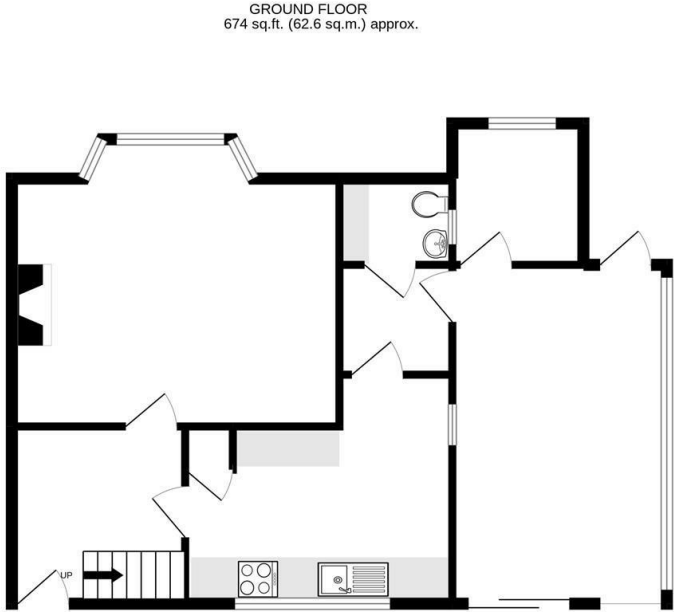





Further Information




Local Authority: Bedford Borough Council
Tax Band: B



TOTAL FLOOR AREA : 1120 sq.ft. (104.0 sq.m.) approx.
Made with Metropix ©2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	62	62
(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		
(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 

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.

27-29 Newton Road, Wollaston
Northamptonshire
NN29 7QN

T 01933 663311
E enquiries@matthewnicholas.co.uk
W www.matthewnicholas.co.uk



Matthew
Nicholas