



31 London Road | Wollaston | NN29 7QP



Matthew
Nicholas



Guide Price £240,000

A larger than average three bedroom terraced house enjoying an elevated position close to the centre of the village with a delightful garden. Boasting a gas fired central heating system, PVCu double glazing and fitted kitchen and bathroom, the property is considered a perfect family home at a modest price. The accommodation comprises of an entrance hall, sitting room, dining room, kitchen, conservatory/family area, first floor landing, three bedrooms and bathroom. Viewing is highly recommended.

- Three well proportioned bedrooms
- Conservatory/family room
- PVCu double glazing
- Two reception rooms
- Gas fired central heating system
- Large garden

Storm porch with PVCu entrance door with glazed fan light leading from the front into the

Entrance Hall

Radiator. Stairs to first floor. Coving. Laminate flooring. Door to dining room.

Dining Room

Window to rear. Radiator. Central heating thermostat. Laminate flooring. Coving. Archway leading to the sitting room.

Sitting Room

Window to front. Radiator. Feature period style exposed timber fire surround and mantle shelf with quarry tile hearth, exposed brick back and facility for open fire. TV point. Telephone point. Coving.

Kitchen

Fitted with a range of wood fronted base and eye level units with roll edge work surfaces above. Inset one and a half bowl stainless steel sink with drainer with mixer tap. Gas hob with concealed extractor hood above and eye level electric oven to the side. Plumbing and space for dishwasher, washing machine and tumble dryer. Space for fridge/freezer. . Tiled splash areas. Radiator. Two windows to side and further wooden stable door leading through to the conservatory/family area.

Conservatory

Of a PVCu double glazed construction with glazing to two aspects under a hipped pitched glazed roof with French style doors opening to the garden. Radiator. TV point.

First Floor Landing

Window to rear. Radiator. Doors to all bedrooms and bathroom.

Bedroom One

Window to rear. Radiator. TV point. Coving. Fitted wardrobes.

Bedroom Two

Window to front. Radiator. TV point. Coving.

Bedroom Three

Window to front. Radiator. Fitted wardrobe. Coving.

Bathroom

Fitted with a three piece suite in white including bath set into tiled surround with fixed head period style shower above and curtain and rail to the side. Vanity wash hand

basin with storage beneath and WC. Tiled splash areas. Heated towel warmer. Dimplex electric heater. Xpelair. Cupboard housing wall mounted gas fired central heating boiler. Downlights. Obscured window to rear.

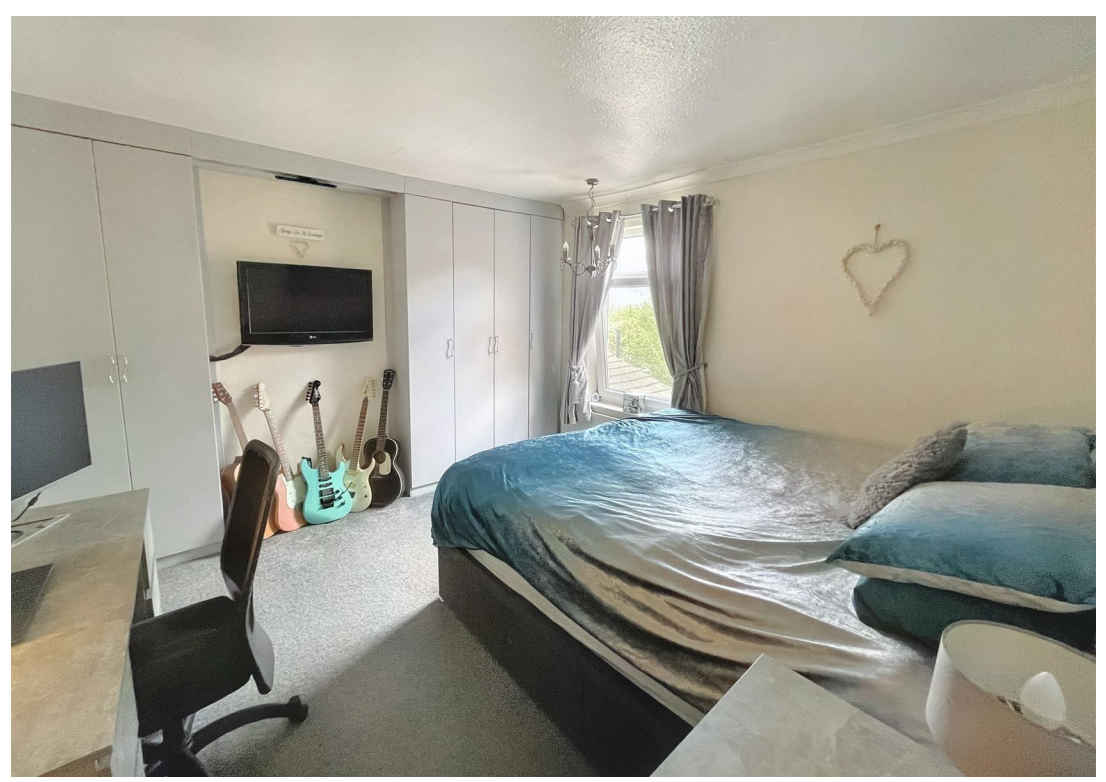
Outside

The property stands in an elevated position with wall retained courtyard style front garden laid to gravel with steps and a paved pathway allowing access to the main entrance door. A shared passageway exists to the side of the house and via a timber pedestrian gate allows access to the rear garden.

Rear Garden

Immediately abutting the rear of the house is a paved and concrete hard standing area. The remainder of the garden is laid to a combination of lawn, well stocked flower/shrub borders. To the far end is an attractive raised decked seating area with a rear gate leading to pathway to Rotten Row. The whole is enclosed by a combination of closeboard timber panel fencing and mature hedge screening.



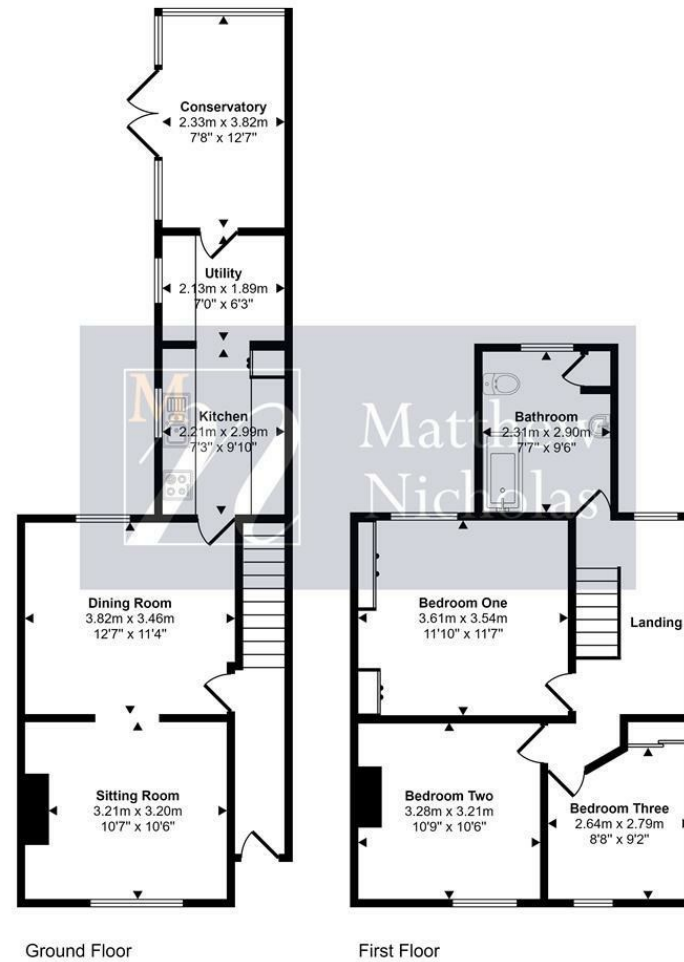
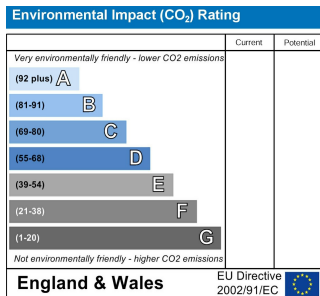
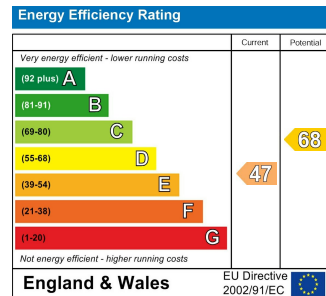


Further Information



Local Authority: North Northamptonshire

Tax Band: A



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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27-29 Newton Road, Wollaston
Northamptonshire
NN29 7QN

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



Matthew
Nicholas