



99 Eastfield Road | Wollaston | NN29 7RS



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Offers In Excess Of £399,995

A spacious family house standing on a mature plot in need of upgrading. A rare chance to buy an established house in this popular village that will allow a buyer to add their own mark to it. Well maintained by the longstanding owners, the property offers a gas fired radiator heating system and PVCu double glazing. The accommodation comprises an entrance porch, hallway, guest WC, dual aspect sitting room, large kitchen/.dining room and utility area. To the first floor are four double bedrooms (one accessed via another currently) and a family bathroom. Scope exists to separate the access for two of the bedrooms and create a second bathroom form the first floor linen store. Viewing is highly recommended.

- Bespoke detached house on established plot
- Gas fired radiator heating system
- Spacious rooms with flexible layout
- Fabulous potential to improve and extend (stc)
- PVCu double glazing
- No onward chain

PVCu entrance door leading from the front into the

Entrance Porch

5'10" x 4'5" (1.79 x 1.37)

Window to front, further door to the

Entrance Hall

Radiator, dog leg staircase to the first floor with storage beneath. Doors to the ground floor rooms.

Guest WC

Fitted with a two piece suite including a low level WC and wall mounted wash hand basin, radiator, window to the front.

Sitting Room

11'10" x 20'0" (3.61 x 6.11)

Window to front and sliding patio doors to the rear. Radiator, gas fire with decorative surround, wall lights, TV point.

Dining Room

9'1" x 13'7" (2.77 x 4.16)

Window to rear, radiator, peninsular divide to kitchen area.

Kitchen

10'7" x 13'6" (3.24 x 4.12)

Fitted with a range of base and eye level units with work surfaces above, double drainer stainless steel sink, space for cooker, tiled splash areas, peninsular divide to dining area.

Window to rear and opening through to the

Utility Area

4'3" x 6'1" (1.30 x 1.87)

Gas fired heating boiler, plumbing for washing machine, tiled floor, door to side.

First Floor Landing

Window to front at half height, loft hatch, doors to bedrooms one, two, four, linen store and bathroom.

Bedroom One

12'1" x 20'2" (3.69 x 6.15)

Windows to front and rear, two radiators.

Linen Store

5'11" x 7'3" (1.82 x 2.23)

Window to front, hot water cylinder.

Bedroom Four

9'0" x 13'7" (2.75 x 4.15)

Window to rear, radiator.

Bedroom Two

10'10" x 13'5" (3.31 x 4.10)

Window to rear, radiator. Connecting door to

Bedroom Three

8'9" x 20'0" (2.67 x 6.12)

Windows to front and rear, two radiators.

Bathroom

Fitted with a three piece suite including a low level WC, wash hand basin and walk in shower enclosure with screen and curtain/rail. Tiled splash areas, radiator, window to front.

Outside

Retained by medium height walling, the front garden is laid to lawn with well stocked beds. A single width drive provides parking for two/three cars and leads to both the main entrance door via an area of gravel, garage and via a side gate to the rear garden. Further pathway directly to the main door from the road.

Garage

9'1" x 16'10" (2.77 x 5.14)

Up and over door. power and light connected.

Rear Garden

The rear garden is mainly laid to lawn with well stocked beds. Wall retained patio, timber shed. Enclosed by a combination of fencing and hedging.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

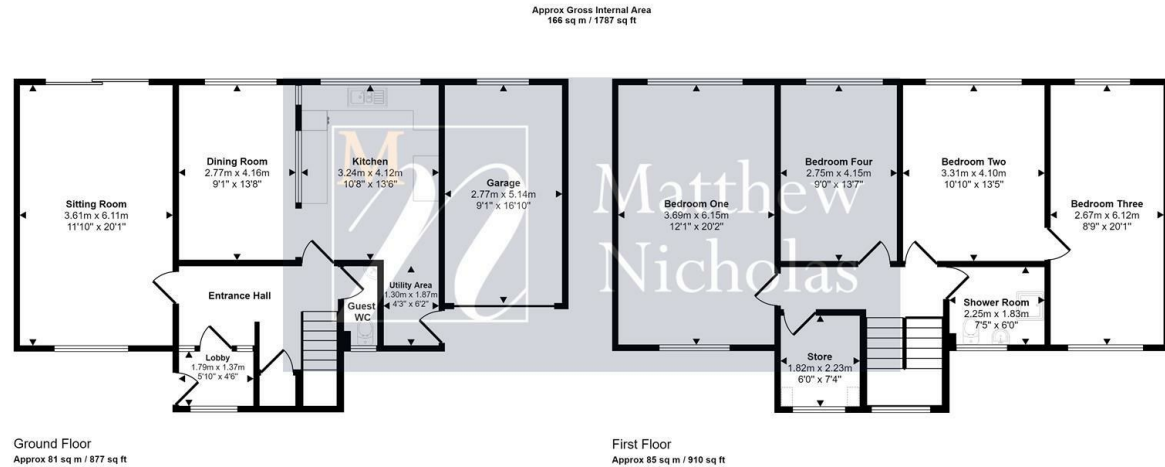
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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





Further Information



Ground Floor
Approx 81 sq m / 877 sq ft

First Floor
Approx 85 sq m / 910 sq ft

Denotes head height below 1.5m

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 300.

Local Authority: North Northamptonshire Council

Tax Band: E

Floor Area: 1787.00 sq ft

Energy Efficiency Rating	
Current	Potential
	80
57	

Very energy efficient - lower running costs

Very energy efficient - lower running costs

(92 plus) A

(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 CO₂ 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 CO₂ 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.

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