

The Chapel High Street

**BOZEAT
NN29 7LE**

£300,000



- **CONVERTED CHAPEL**
- **MEWS STYLE HOME**
- **LOVELY VILLAGE LOCATION**
- **RETAINS ORIGINAL FEATURES**

- **THREE BEDROOMS**
- **TWO BATHROOMS**
- **ALLOCATED PARKING**
- **ENERGY EFFICIENCY RATING : C**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Welcome to this charming property located on High Street in the picturesque village of Bozeat, Northamptonshire. This unique home boasts one reception room, three bedrooms, and two modern bathrooms, providing ample space for comfortable living.

Situated in a converted chapel, this mews house is full of character with many original features that add to its charm and appeal. The property offers a blend of traditional architecture with contemporary amenities, creating a warm and inviting atmosphere for you to call home.

Conveniently, there is parking available for one vehicle, ensuring that you have a hassle-free experience when returning home. The location on High Street offers a sense of community and easy access to local amenities, making it a desirable place to reside.

Whether you are looking for a peaceful retreat or a unique home with character, this property in Bozeat has much to offer. Don't miss the opportunity to make this delightful residence your own and experience the beauty of village living in Northamptonshire.

Ground Floor

Entrance Halway

Chapel door leading into the entrance hallway with a Velux window, storage cupboard housing wall mounted gas fired central heating boiler, Travertine tiled floor and steps leading up to wooden door leading through to the lounge and stairs rising to the first floor, Door to;

Downstairs Cloakroom

A modern two piece suite comprising a WC and pedestal wash basin with Travertine tiled flooring.

Lounge

14'7" x 12'9" (4.45 x 3.90)

Two high set deep silled windows to the front and a further deep silled arched window to the side, Engineered Oak wood flooring and a door to storage cupboard, opening to;

Kitchen/Dining Room

18'6" x 15'8" (5.66 x 4.78)

A range of floor and eyelevel Oak effect kitchen units with matching Granite worktops and splashbacks with a large centre island with a Oak worktop. Built-in appliances to include a dishwasher, fridge/freeze, electric oven and gas hob. Inset single bowl sink unit with drainer and mixer taps. Built in utility cupboard with plumbing for washing machine.

First Floor

First Floor Landing

First floor landing with a Velux roof light and a radiator.

Master Bedroom

13'6" x 12'4" (4.13 x 3.77)

Original lattice chapel style windows to the front aspect. Double radiator and door to;

En-Suite Shower Room

A modern three piece suite comprising a WC, pedestal wash basin and a walk-in shower cubicle. A chrome radiator, tiled flooring and a Velux roof light.

Bedroom Two

12'1" x 9'9" (3.70 x 2.98)

Built-in wardrobe, double radiator and Velux roof light.

Bedroom Three

12'0" x 6'2" (3.67 x 1.88)

Double radiator and Velux roof light.

Family Bathroom

A three piece suite comprising a WC pedestal wash basin and a bath with shower attachment. Tiled flooring and a chrome towel radiator.

Externally**Courtyard Garden**

A quaint courtyard garden mainly lead to gravel with a seating area.

Parking

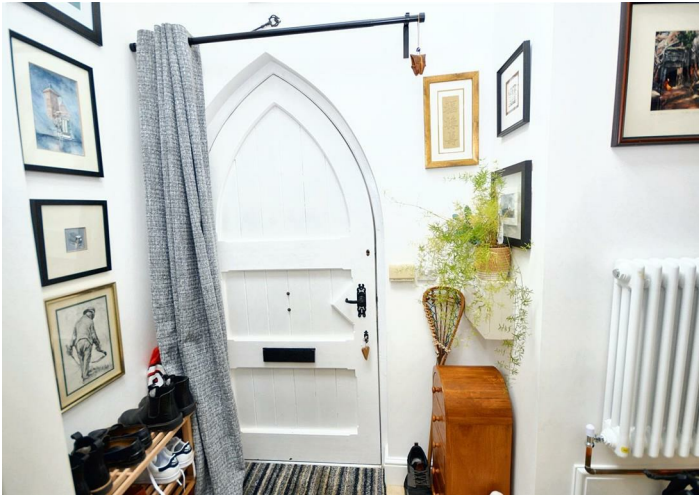
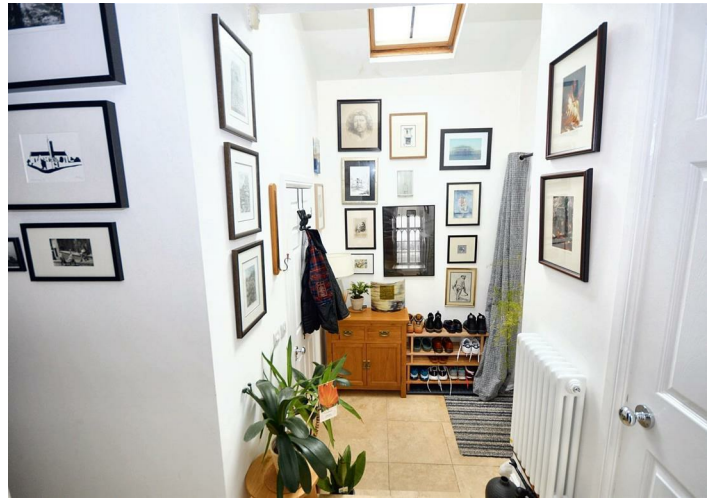
One allocated parking space with a visitor space and ample on road parking.

Local Information**Bozeat**

Bozeat is a picturesque village in Northamptonshire. Historically known for its shoe-making industry, it retains a strong community spirit. Notable landmarks include St. Mary's Church and several traditional stone cottages. Surrounded by scenic countryside, Bozeat offers easy access to nearby market towns like Olney, Northampton and Bedford. The village combines rural charm with a rich history, making it a peaceful yet well-connected place to live or visit.

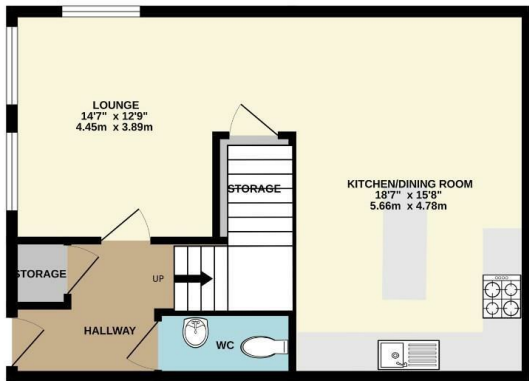
Agents Notes**Council Tax Information**

North Northants Council : Tax Band C

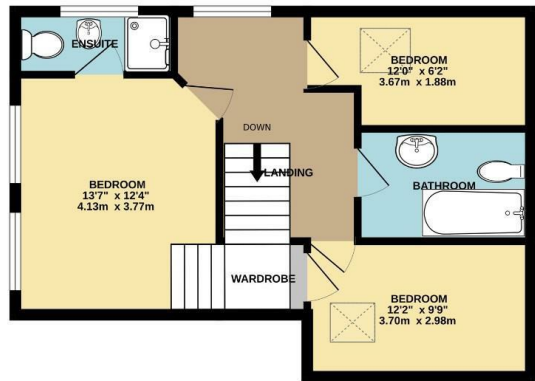




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		77	88
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.