

**Mike
Neville**
ESTATE AGENTS



19 Eastfield Road, Wollaston, Northamptonshire, NN29 7RS

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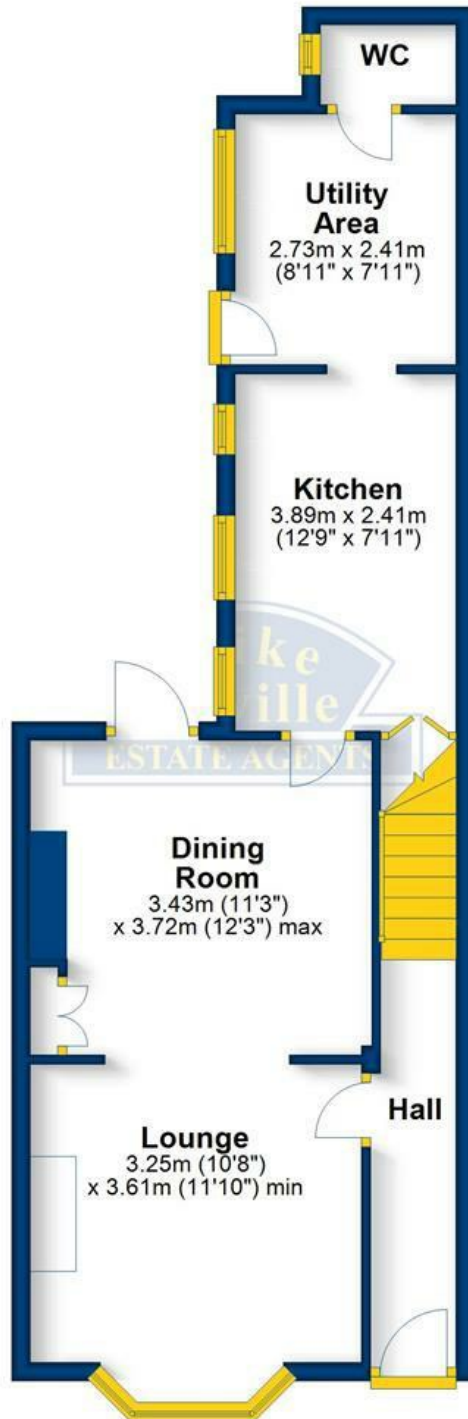
£295,000 Freehold

We are delighted to offer for sale this spacious character house that has the benefit of a loft conversion, providing a large master bedroom. The property is presented in good order throughout & has been modernised to include a fantastic spacious bathroom with separate double shower, kitchen, utility room and ground floor cloakroom. To the first floor are two further bedrooms & a study area. There is also the potential for off road parking to the rear (subject to planning permission). This property is an ideal family home and is worthy of an internal viewing.

- **Spacious three storey terrace house**
- **Loft conversion with master bedroom**
- **Fantastic, spacious bathroom with double shower cubicle**
 - **Ground floor cloakroom/wc**
- **Scope for off road parking to rear (STPP)**
- **Village location, with good road links**
- **Two further bedrooms & study area**
 - **Kitchen and utility room**
- **Pleasant and established rear garden**
 - **Energy Efficiency Rating - D65**

Ground Floor

Approx. 49.5 sq. metres (533.2 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.9 sq. feet)



Second Floor

Approx. 19.6 sq. metres (210.4 sq. feet)



Total area: approx. 110.5 sq. metres (1189.5 sq. feet)

Location

Eastfield Road can be found off South Street. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

B

Energy Rating

Energy Efficiency Rating - D65

Certificate number - 4110-7174-9002-0194-3702

Accommodation

Ground Floor

Hall

Lounge 10'8" x 11'10" (3.25m x 3.61m)

Plus bay window.

Feature log burner.

Dining Room 11'3" x 12'2" (3.43m x 3.72m)

Maximum measurement.

Original tiled flooring and feature recess cupboard.

Kitchen 12'9" x 7'11" (3.89m x 2.41m)

Plus under stairs cupboard.

Modern contemporary style kitchen with a range of base, wall and drawer units.

Space for range style cooker.

Built in extractor hood.

Space for tall fridge/freezer.

Space and plumbing for dishwasher.

Fitted feature enamel sink unit.

Utility Area 8'11" x 7'11" (2.73m x 2.41m)

Wall mounted gas fired Worcester combination boiler.

Space for tall fridge/freezer.

Space and plumbing for washing machine.

Space and plumbing for tumble dryer.

Ground Floor Cloakroom / WC

Low flush wc and wash hand basin.

First Floor

Landing

Bedroom 2 11'4" x 9'8" (3.45m x 2.95m)

Bedroom 3 10'9" x 8'9" (3.27m x 2.66m)

Study 10'9" x 6'4" (3.27m x 1.92m)

Bath / Shower Room / WC

Spacious and very modern suite comprising a feature roll top bath, separate double shower cubicle, low flush wc and pedestal wash hand basin, with tiled splashbacks to water sensitive areas. Two heated towel rails.

Second Floor

Bedroom 1 16'10" x 10'10" (5.14m x 3.30m)

Minimum measurement, including restricted head height, plus two recess areas.

Outside

Front

Small walled front forecourt.

Rear Garden

Rear yard leading on to an established rear garden, being mainly led to lawn with well stocked and planted flower borders. Gated access to rear.

Potential Off Road Parking

(Subject to planning permission) With access from the rear and taking up the rear section of the garden.

Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit www.mike-neville.co.uk/privacy

Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.















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