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**For Sale**  
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Matthew  
Nicholas





## Offers In The Region Of £249,995

A versatile mature three bedroom semi-detached house with large single storey extension to the rear. The property boasts a gas fired radiator heating system, PVCu double glazing yet still provides any buyer with potential to add their own stamp to the house and make use creative use of the large ground floor space. Comprising of an entrance hall, sitting room, kitchen/diner, family room, landing leading to three bedrooms and a white bathroom. Gardens to front and rear with possible parking space (stc) at the front. A really versatile family home. No onward chain.

- Extended mature semi-detached home
- Gas radiator heating system
- Possible driveway area (stc)
- Versatile living space with home working potential (stc)
- PVCu double glazing
- No onward chain

PVCc door with decorative glazing leading into

### **Entrance Hall**

Radiator, panelling, stairs to first floor landing, doors to kitchen and

### **Sitting Room**

10'9" x 15'1" (3.30 x 4.61)

Window to front, radiator, TV point, sliding doors to family room.

### **Kitchen/Breakfast**

11'6" x 15'0" (3.52 x 4.58)

Fitted with a range of base and eye level unit finished in grey with a rolled edge marble effect work surface above, inset stainless steel sink and single drainer, space for cooker, space for dining table, space for fridge freezer, space and plumbing for dishwasher, tongue and groove style panelling, windows to front and rear, PVCu door to garden.

### **Family Room**

15'5" x 17'1" (4.70 x 5.22)

Windows to rear and side, PVCu door to garden, concertina door to

### **Utility Room/WC**

5'9" x 5'8" (1.77 x 1.74)

Two piece suite comprising of low level WC and hand wash basin, space and plumbing for washing machine.

### **First Floor Landing**

Window to rear, radiator, loft access hatch and doors to all principal rooms.

### **Bedroom One**

12'10" x 8'6" (3.93 x 2.61)

Window to front, radiator.

### **Bedroom Two**

11'0" x 7'2" (3.36 x 2.19)

Window to front.

### **Bedroom Three**

7'7" x 7'4" (2.33 x 2.26)

Window to rear, radiator.

### **Bathroom**

6'10" x 5'8" (2.10 x 1.73)

Three piece suite comprising of a low level WC, hand wash basin and bath with shower over, rail for curtain, tiling to all walls, radiator, obscured glazed window to rear.

### **Outside**

The property is approached via a concrete slab pathway leading to the front door, the front garden is laid to lawn and is enclosed with a low level picket fence and brick walling, driveway to the side providing potential parking for one vehicle subject to consents for a drop kerb to be installed. Gated access to rear garden.

### **Rear Garden**

Immediately abutting the rear of the property is a patio area, the rest of the garden is laid to lawn and enclosed with timber fencing to all sides, outside tap, gate providing side access. Covered seating area.

### **Material Information**

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

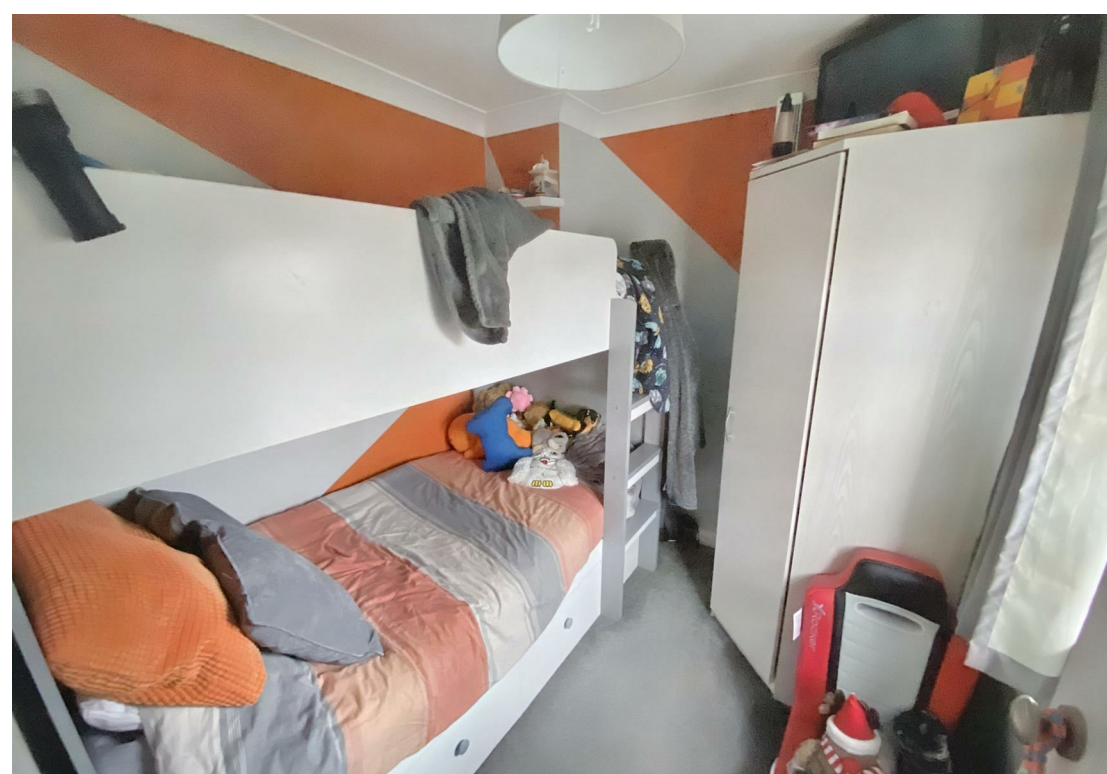
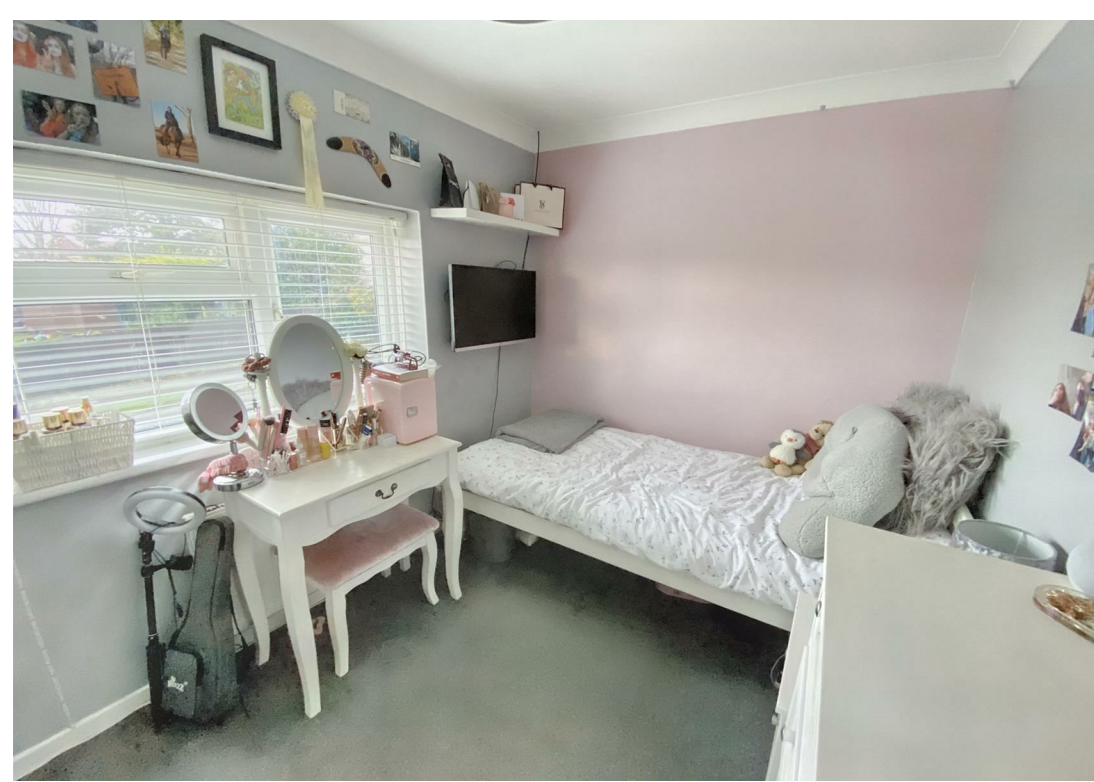
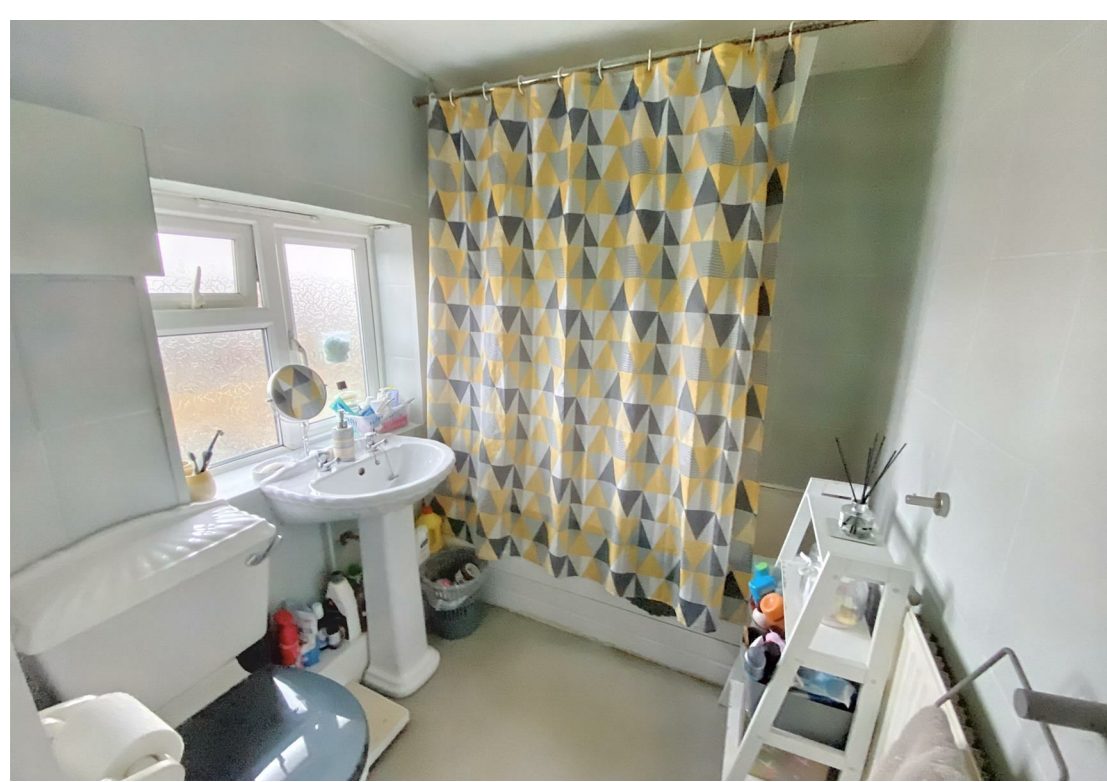
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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











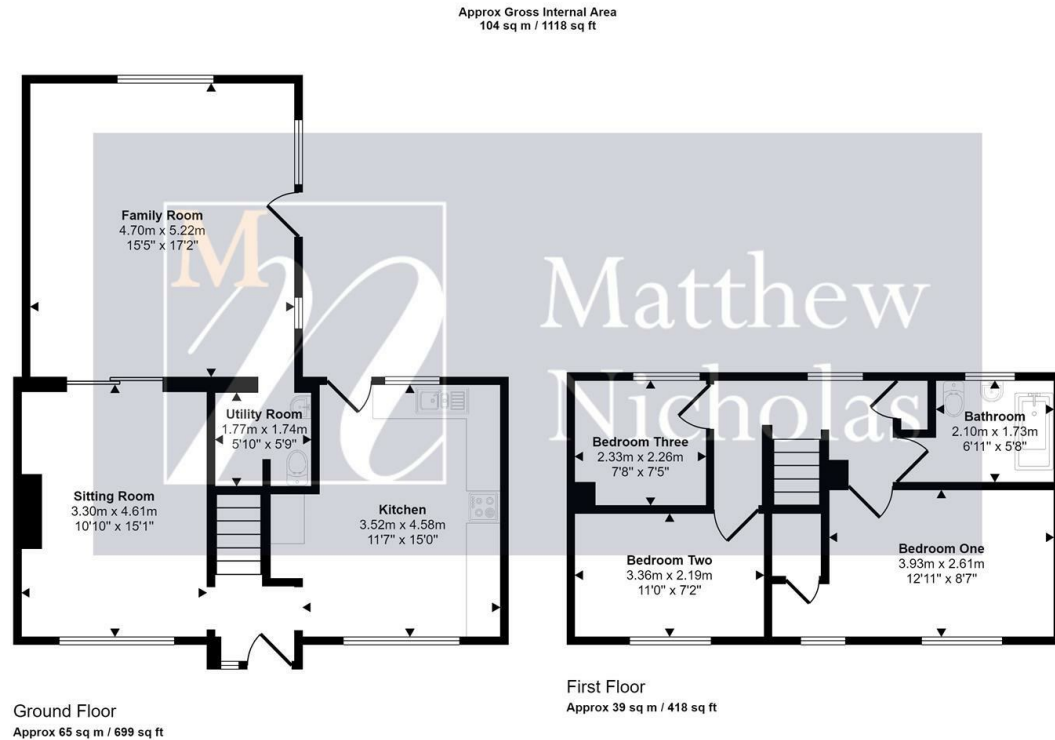
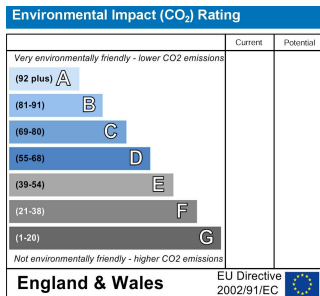
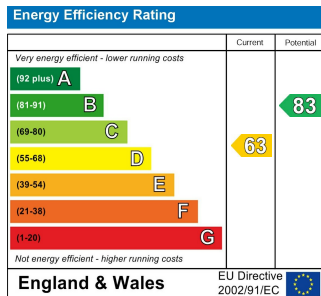
# Further Information



Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 1118.00 sq ft



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.

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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