



133 Hinwick Road | Wollaston | NN29 7QY



Matthew
Nicholas



Offers In The Region Of £270,000

A well cared for and superbly presented three bedroom mature semi-detached house set on a generous plot towards the edge of this popular village. Offering a gas fired radiator heating system, PVCu double glazing and well fitted kitchen/breakfast room and bathroom. The accommodation briefly comprises an entrance hall, sitting room, kitchen/breakfast room and large conservatory. Three bedrooms lead off the landing along with a nicely fitted bathroom on the first floor. Large gardens and possibilities (stc) to extend. Viewing is advised.

- Mature semi-detached house towards the edge of the village
- Gas radiator heating system
- Large conservatory to the rear
- Large garden
- PVCu double glazing
- Beautifully presented

PVCu part glazed door with side lights under storm porch leading into

Entrance Hall

Window to side, radiator, stairs to first floor landing, doors to kitchen and

Sitting Room

10'11" x 18'3" (3.34 x 5.58)

Window to the front, radiator, electric fire with mantle and surround (by negotiation), TV point, dado rail, coving, sliding doors to the

Conservatory

9'1" x 12'11" (2.77 x 3.95)

Of PVC and brick construction under a polycarbonate roof, glazing to three sides, radiator, sliding doors to rear garden.

Kitchen/Breakfast

9'1" x 14'6" (2.78 x 4.43)

Fitted with a range of base and eye level units with rolled edge worksurfaces above, inset one and half bowl sink and drainer with mixer tap above, integrated low level oven and electric hob above, tiling to all splash areas, storage cupboard, tiled flooring, windows to side and rear, opening into

Utility

7'11" x 5'4" (2.43 x 1.65)

Also fitted with base and eye level units in white with worksurface above, inset single sink and drainer, space and plumbing for washing machine, space for fridge freezer, space for tumble dryer, tiled splash areas, window to rear and PVCu door to rear garden.

First Floor Landing

Window to rear, radiator, storage cupboard housing gas fired boiler, doors to all first floor rooms.

Bedroom One

10'10" x 12'4" (3.31 x 3.76)

Windows to front and side, radiator, built in wardrobe, dado rail, coving.

Bedroom Two

11'0" x 9'2" (3.37 x 2.80)

Window to front, radiator, dado rail, coving.

Bedroom Three

7'11" x 8'2" (2.42 x 2.51)

Window to rear, radiator, dado rail, coving.

Bathroom

5'10" x 5'6" (1.79 x 1.68)

A three piece suite comprising a low level WC, hand wash basin and bath, electric shower over bath with glass screen, tiling to all walls, towel warming radiator, obscured window to rear.

Outside

The property sits behind a lawned front garden with some small shrubs and is approached via slabbed pathway, the whole is enclosed with low level hedging and is set back away from the road.

Rear Garden

Immediately abutting the rear of the property is a large slabbed patio area with small shed and gated access to the side and front of the property. Beyond the patio is a retaining wall holding a shingled and decked areas, the remainder of garden is predominately laid to lawn with mature shrubs and a further small seating area. The whole is enclosed with timber fencing and is not considered overlooked.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered)

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: 1053.00 sq ft

Energy Efficiency Rating	
Current	Potential
	85
67	

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**

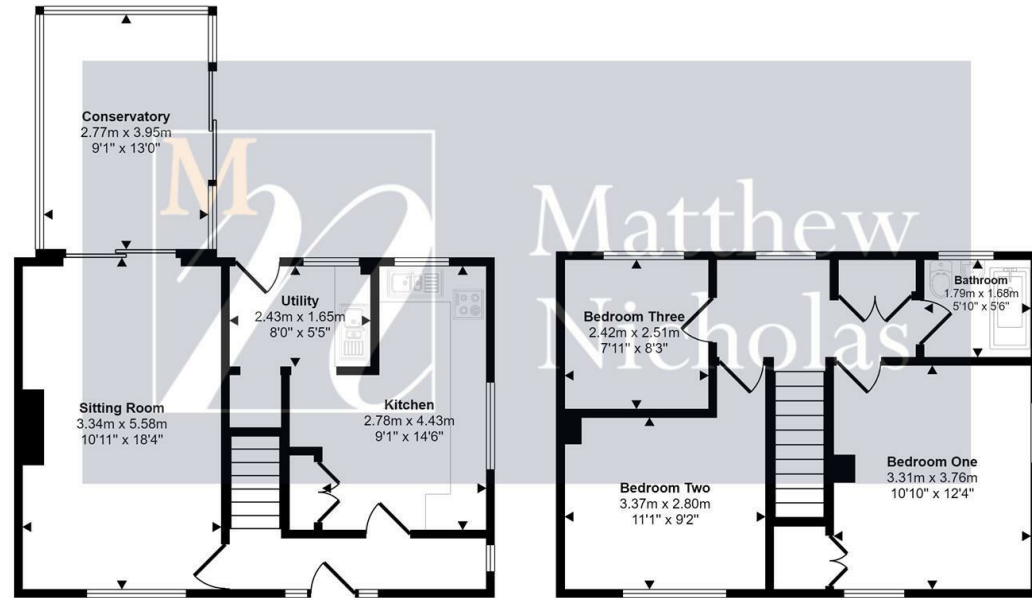
(21-38) **F**

(1-20) **G**

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

Approx Gross Internal Area
98 sq m / 1053 sq ft



Ground Floor
Approx 54 sq m / 586 sq ft

First Floor
Approx 43 sq m / 467 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.

27-29 Newton Road, Wollaston
Northamptonshire
NN29 7QN

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



Matthew
Nicholas