



12 Brookside | Bozeat | NN29 7NJ



Matthew  
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## Offers In The Region Of £325,000

A superbly extended and presented larger than average three bedroom semidetached house by Alfred Underwood in an established cul-de-sac set towards the edge of the village. The property has been stylishly refurbished and extended and now offers a gas fired radiator heating system. PVCu double glazing, refitted kitchen/breakfast room with doors opening to the garden, guest WC and bathroom. The accommodation briefly comprises of an entrance hall, guest WC, kitchen/breakfast room, utility, open-plan sitting/dining room leading to a study area, first floor landing, three well-proportioned bedrooms and a family bathroom. Lovely west facing easily maintained gardens.

- Extended and improved semi-detached home
- Refitted kitchen, utility, guest WC and bathroom
- PVCu double glazing
- Flexible living space
- West facing easily maintained garden
- Gas fired radiator heating system

Composite entrance door with glazed panel and further glazing to the side leading from the front into the

### **Entrance Hall**

Radiator, staircase with storage beneath rising to the first floor landing, coving, laminate flooring, contemporary doors with chrome furniture to the sitting/dining room, guest WC, utility and kitchen/breakfast.

### **Guest WC**

Fitted with a two piece suite including a low level WC and vanity basin with mixer tap, tiled splash areas, towel warmer, expelair.

### **Sitting/Dining Room**

French doors opening to the rear garden, hole in the wall style contemporary fireplace, radiator, TV point, coving, down-lighters, square opening leading through to the study.

### **Study**

French style doors opening to the garden, coving.

### **Kitchen/Breakfast Room**

Fitted with a range of contemporary base and eye-level storage cupboards with wood effect surfaces above, inset ceramic sink with mixer tap and drainer, integrated dishwasher, space for freestanding fridge/freezer, induction hob with single electric oven to the side and extraction above, contemporary glazed splashback, timber effect up-stands, breakfast bar, large larder style store, tiled floor, downlighters and decorative pendant lights, window to the front and French doors to the rear.

### **Utility**

Fitted with a range of contemporary base and eye-level storage cupboards with wood effect surfaces above, inset larger than average stainless steel sink with mixer tap and drainer, space and plumbing for washing machine and space for freestanding fridge and freezer, additional induction hob with single electric oven beneath, contemporary glazed splashback and extraction above, timber effect up-stands, tiled floor, radiator, window to the front.

### **First Floor Landing**

High-level window to the side, radiator, contemporary doors leading to all bedrooms and the bathroom.

### **Bedroom One**

Window to the rear, radiator, coving.

### **Bedroom Two**

Window to the front, radiator, coving.

### **Bedroom Three**

Window to the rear, radiator, coving.

### **Bathroom**

Refitted with a three piece suite in white including bath with panel to the side and decorative splash areas, electric shower above, glazed screen, tiled splash areas to further walls, towel warmer, obscured window to the front.

### **Outside**

The property stands behind an evergreen hedge retained front garden, predominantly laid to lawn with concrete and gravel driveway providing off-road parking for two vehicles, access is gained from the driveway to the main entrance door.

### **Rear Garden**

Immediately abutting the rear of the property is a large L-shaped natural stone paved patio area. The remainder of the garden is laid to shingle and timber sleeper style trough planting. A timber tool shed is located to the side of the house and the whole is enclosed by a combination of timber fencing, exterior lighting. West facing in aspect.

### **Material Information**

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

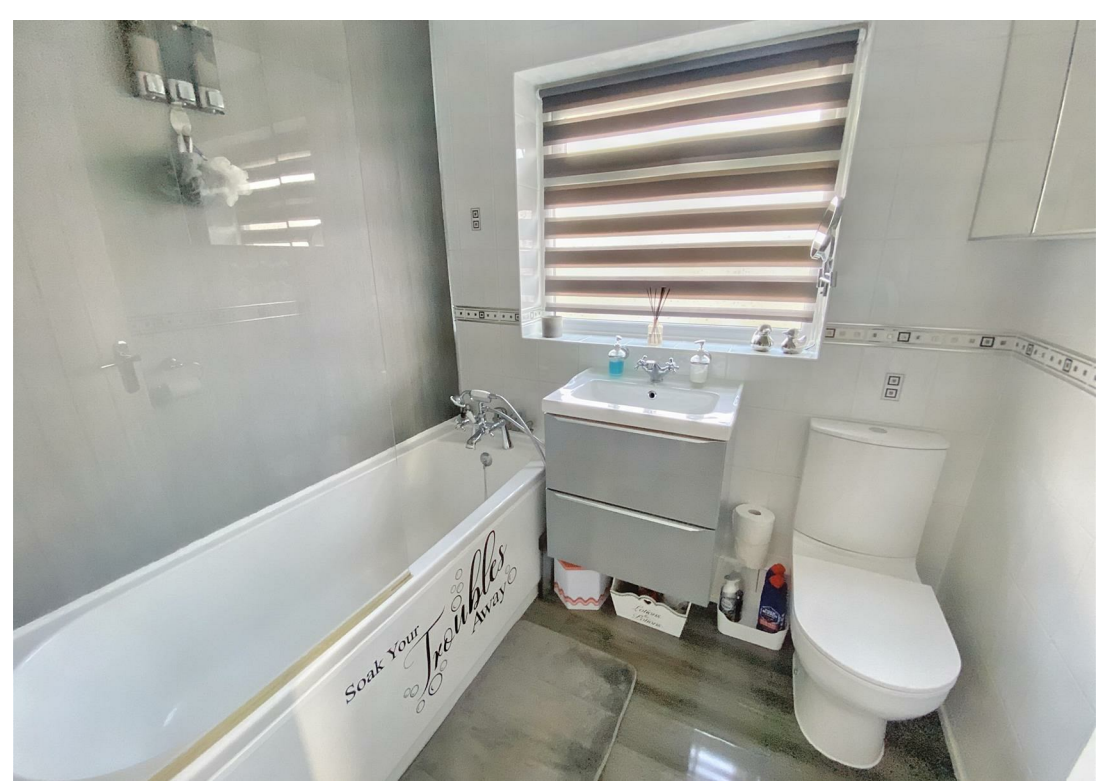
Sewerage: Mains

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.





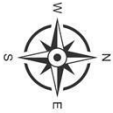
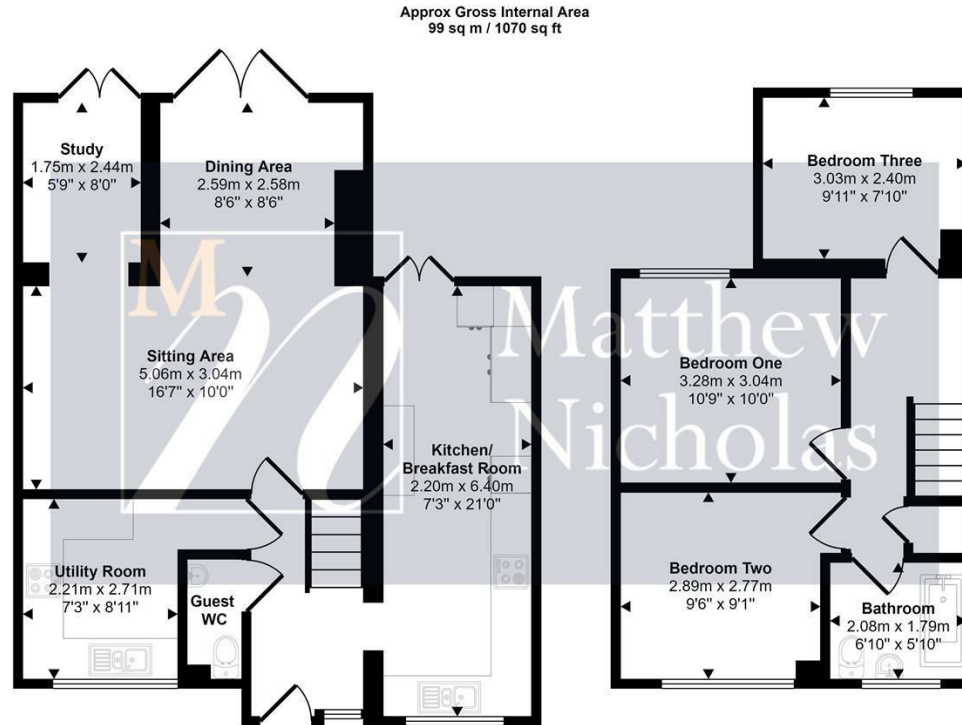
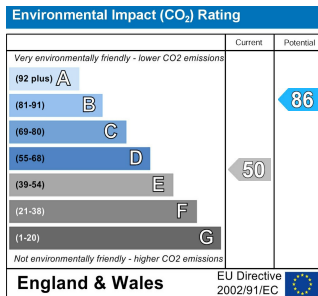
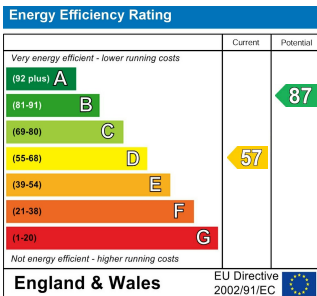
# Further Information



Local Authority: North Northamptonshire Council

Tax Band: C

Floor Area: 1070.00 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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