



10 Bull Close | Bozeat | NN29 7LR



Matthew
Nicholas



Offers In The Region Of £415,000

A spacious and flexible four bedroom detached family home enjoying a south facing plot and single garage situated on a no through lane in this popular village. Boasting a gas fired radiator heating system, sealed unit double glazing and decorated neutrally, the property offers an open plan kitchen/family room, large sitting/dining room with full width glazed aspect to the rear opening onto the garden and a guest WC. The first floor offers a master bedroom with ensuite, two further bedrooms and a family bathroom. A guest bedroom and bathroom are on the second floor. A driveway for two/three cars and garage are also provided along with an enclosed rear garden. No onward chain.

- Detached house laid over three floors in no through lane
- Flexible accommodation layout
- Driveway and single garage
- South facing garden backing onto village allotments
- Gas fired radiator heating system
- PVCu double glazing

Storm porch with timber entrance door with inset decorative glazing leading from the front into the

Kitchen Area

12'1" x 11'10" (3.69 x 3.63)

Fitted with a range of cream shaker style base and eye level units with gloss finish roll edge work surfaces above. Inset one and a half bowl single drainer stainless steel sink with mixer tap, range style combination DeLonghi stainless steel cooker with chimney style extractor above (open to separate negotiation). Integrated dishwasher, space and plumbing for washing machine, space for American style fridge/freezer, tiled splash areas, laminate wood floor, window to front, downlights, radiator. Opens through to the

Dining Area

8'4" x 8'3" (2.55 x 2.53)

Bay window to front. Laminate wood floor, coving, TV point. Door to

Hallway

Dog-leg staircase to first floor with storage cupboard beneath. Radiator, thermostat, laminate floor, coving. Further doors to guest cloakroom/wc and sitting/dining room.

Guest WC

6'4" x 3'0" (1.95 x 0.93)

Fitted with a two piece contemporary style suite including vanity wash hand basin with mixer tap and cupboard storage beneath. Radiator, tiling to half height, tiled floor, Xpelair.

Sitting Room

20'8" x 16'7" (6.30 x 5.07)

Full width full height glazing incorporating two sets of French doors leading out to the garden. Partially glazed feature vaulted roof. Two radiators, TV point, two telephone points., wall light points, laminate wood floor, coving.

First Floor Landing

Dog-leg staircase to second floor. Radiator. Door to bedrooms and family bathroom.

Bedroom One

18'7" x 9'3" (5.67 x 2.84)

Two windows to the rear. Two radiators, TV and telephone points, built in wardrobes. Further door to

Ensuite

10'2" x 3'0" (3.11 x 0.93)

Fitted with a three piece suite including tiled shower cubicle with concertina style glazed door. Tiled splash areas, radiator, xpelair, wall light point, window to side.

Bedroom Three

10'7" x 8'4" (3.24 x 2.56)

Window to front. Radiator, TV and telephone points.

Bedroom Three

9'6" x 8'4" (2.92 x 2.56)

Window to front. Radiator, TV and telephone points.

Bathroom

Fitted with a three piece contemporary style suite in white including bath with tongue and groove panelling to the side. Tiled splash areas, wall light point, Xpelair. Obscured window to side.

Second Floor Landing

Wall light point. Door to guest bedroom

Guest Bedroom

11'0" x 18'0" (3.37 x 5.51)

Two velux windows to front and dormer style windows to the rear. Two radiators, telephone point. Into eaves storage. Further door to

Guest Bathroom

8'0" x 7'1" (2.46 x 2.17)

Fitted with a three piece contemporary style suite including tiled shower cubicle, wc and wash hand basin on timber stand. Tiled splash areas, radiator, tiled floor, wall light point, Xpelair. Dormer style window to rear.

Outside

The property stands behind an open plan frontage laid to block paving and providing off road parking for two/three vehicles. Access may be gained to the main entrance door and the attached single garage.

Garage

Up and over door. Power and light connected. Gas central heating boiler. Personal door to rear garden. Into eaves storage.

Rear Garden

Immediately abutting the rear of the house is a full width paved patio area retained by low level brick walling. Steps leading to a central pathway and two areas of lawn. Inset mature trees. Planted borders. Exterior lighting. Enclosed by panel fencing, stone walling and trellis work. Not directly overlooked. South facing.

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



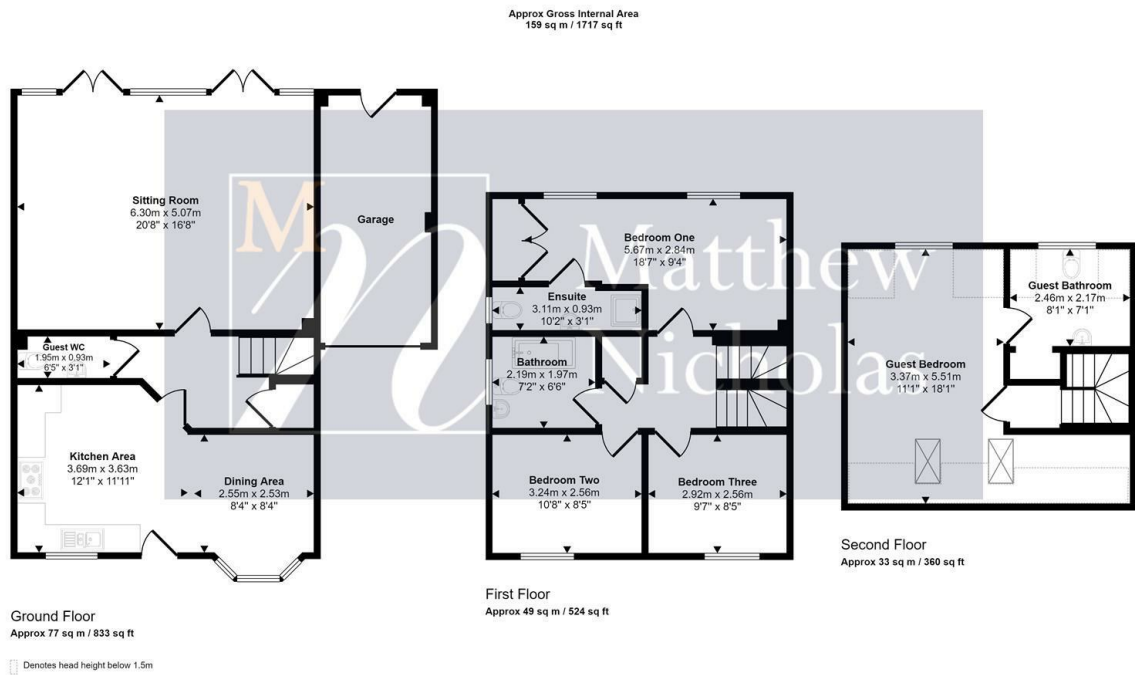
Local Authority: North Northamptonshire Council

Tax Band: E

Floor Area: 1717.00 sq ft

Energy Efficiency Rating		
	Current	Potential
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		
	74	83
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
	71	79
England & Wales	EU Directive 2002/91/EC	



Ground Floor
Approx 77 sq m / 833 sq ft

First Floor
Approx 49 sq m / 524 sq ft

Second Floor
Approx 33 sq m / 360 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