



54 London Road | Wollaston | NN29 7QP



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## Offers In Excess Of £400,000

A superbly extended stone and brick built cottage with off road parking now offering versatile accommodation laid over two floors with features such as open fireplaces to both reception rooms, oak and slate flooring to some areas and oak internal doors. Offering a gas fired radiator heating system, PVCu double glazing, it comprises of a hall, two reception rooms along with a guest wc and focal kitchen/breakfast room with a raised dining area, vaulted ceiling and glazed doors opening onto the garden. To the first floor is a master bedroom and ensuite shower room, three further bedrooms and a family bathroom. The garden is south facing with a parking space to the rear. No chain.

- Stone built detached cottage
- No onward chain
- PVCu double glazing
- Two reception rooms and large kitchen/breakfast
- Gas fired radiator heating system
- Off road parking for one car



Hardwood entrance door with inset glazing leading from the front into the entrance hall.

### **Entrance Hall**

Radiator, dog-leg staircase with timber and wrought iron banister rising to the first floor with storage cupboard beneath, central heating thermostat, cloak storage cupboard, slate tiled floor, decorative window to front, oak doors to the dining room and guest cloak room/WC, opening through to the sitting room.

### **Guest Cloakroom/WC**

Fitted with a two piece suite in white, tiled splash areas, radiator, obscured window to the rear.

### **Sitting Room**

14'10" x 14'0" (4.54 x 4.28)

Window to the front and further window to the rear, radiator, feature decorative timber fire surround with marble effect inset and raised flagstone hearth, TV point, feature beam to ceiling, panelled door through to the dining room.

### **Dining Room**

12'3" x 16'0" (3.74 x 4.90)

Windows to either side, radiator, feature reclaimed brick fireplace with wood mantelshelf, facility for open fire and slate hearth, TV point, square opening and step leading through to the kitchen/breakfast room.

### **Kitchen Area**

12'11" x 10'10" (3.94 x 3.31)

Fitted with a range of oak fronted base and eye-level units with wood block worksurfaces above, inset Belfast style sink with mixer tap, fitted 'Rangemaster' combination range style cooker with stainless steel splashback and corresponding extractor hood above, integrated dishwasher, plumbing and space for washing machine, tiled splash areas, radiator, slate tiled floor, feature vaulted ceiling with exposed timber work, steps leading up to the dining area.

### **Breakfast Area**

12'11" x 7'5" (3.96 x 2.27)

Full width glazing including French doors opening out to the garden, TV point, exposed timber flooring, feature vaulted ceiling with exposed timber work.

### **First Floor Landing**

Oak flooring, loft access hatch, oak doors to all principal first floor rooms.

### **Bedroom One**

14'11" x 10'4" (4.56 x 3.15)

Window to one side and Velux style skylight to the opposing side, radiator, built-in wardrobes, TV point, feature painted tongue and groove panelling with inset spotlights and loft access hatch to ceiling, oak flooring, further oak door to the

### **Ensuite**

7'6" x 5'0" (2.30 x 1.54)

Fitted with a three-piece suite in white including corner shower cubicle, tiled splash areas, shaver point/strip light, radiator, oak flooring, obscured window to the side.

### **Bedroom Two**

7'5" x 8'9" (2.27 x 2.69)

Window to the front, radiator, built-in wardrobes.

### **Bedroom Three**

10'8" x 8'7" (3.27 x 2.62)

Window to the front, radiator, built-in wardrobes.

### **Bedroom Four**

8'11" x 5'8" (2.72 x 1.73)

Window to the rear, radiator.

### **Family Bathroom**

10'11" x 5'5" (3.35 x 1.66)

Fitted with a four piece suite in white including bath with panel to the side, vanity wash hand basin with worksurface to either side and mixer tap, low-level WC and shower cubicle with glazed screen and door, tiled splash areas, radiator, strip light/shaver point, xpelair, obscured window to the rear.

### **Outside**

The property enjoys a south facing private enclosed rear garden. Immediately abutting the rear of the house is a large timber decked area. A central paved pathway leads the length of the garden with lawn to either side and established shrubbery. To the far end of the garden is a pedestrian gate leading out to an allocated parking space in the close situated directly behind. The garden is enclosed by a combination of timber fencing and is not considered to be over-looked from the rear, exterior power point and tap.

Parking space for one vehicle to the rear.

### **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.







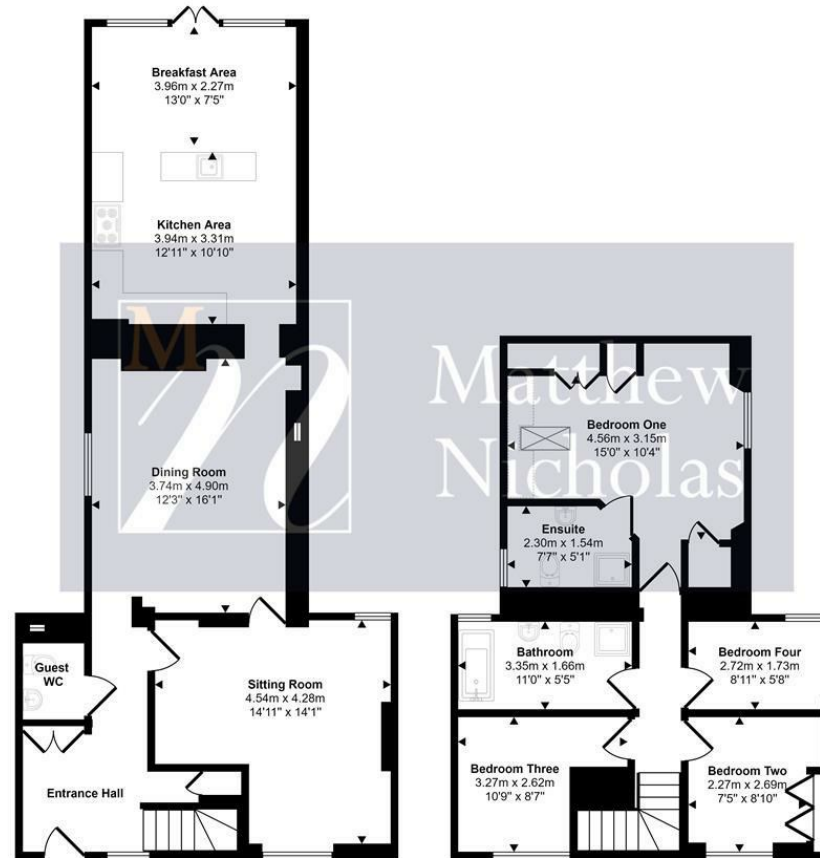




# Further Information



Approx Gross Internal Area  
134 sq m / 1441 sq ft



Ground Floor  
Approx 77 sq m / 833 sq ft

First Floor  
Approx 56 sq m / 608 sq ft

Denotes head height below 1.5m

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.

Local Authority: North Northamptonshire Council

Tax Band: C

Floor Area: 1441.00 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>77</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>46</b>	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>77</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>46</b>	
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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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