



48 Manchester Road | Wollaston | NN29 7SR



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## Offers In The Region Of £345,000

An immaculately presented and high specified detached house that has been subject to complete re-modelling and extension in the last few years. Finished to an exacting standard, the property offers a gas fired radiator heating system, PVCu double glazing, neutral décor throughout along with a refitted open-plan kitchen/dining/family area with high quality integrated appliances and contemporary sanitaryware in the bathroom and guest WC. The accommodation comprises an entrance hall, guest WC, sitting room, kitchen leading to a dining/family area with bi-fold doors and roof lantern, utility/boot room. The first floor offers a large master bedroom (formerly two bedrooms), dressing room/bedroom two and a contemporary bathroom. Outside areas are designed to be both private and easy to maintain. Driveway to the side. No chain.

- Extended detached house
- High spec finish and integrations
- Garage and off road parking
- Recently refurbished throughout
- Village location
- Viewing recommended

Composite entrance door leading from the front into the

### **Entrance Hall**

Radiator, staircase rising to the first floor, doors to the sitting room and

### **Guest WC**

Fitted with a contemporary two piece suite including a low level WC and wall hung vanity wash hand basin with storage below. Decorative tiling, LVT flooring, radiator, downlights and obscured window to the front.

### **Sitting Room**

11'11" x 15'2" (3.64 x 4.63)

Window to front, Tv point, coving. Door to the

### **Kitchen**

12'2" x 10'1" (3.73 x 3.09)

Fitted with a range of contemporary base and eye-level units with quartz work surfaces above including central island, inset Belfast style sink with mixer tap, induction hob with concealed extractor hood above and corresponding eye level double electric oven to the side, integrated microwave, coffee machine, fridge/freezer, and dishwasher, quartz upstands, walk in larder/understairs, Led lighting and downlights, kickboard heater, LVT flooring. leads through to the

### **Dining Area**

15'9" x 9'3" (4.81 x 2.82)

Bi-fold doors leading to the garden, radiator, glazed lantern and downlights, LVT flooring. Door to the

### **Boot Room/Utility**

7'3" x 10'11" (2.22 x 3.33)

Fitted with a range of contemporary base and eye-level units with wood block work surfaces above, inset Belfast sink with mixer tap, plumbing and space for washing machine and drier, LVT flooring, downlights, window to the rear and door to store/former garage.

### **First Floor Landing**

Steel handrail with glass panel below, loft access, door to both bedrooms and bathroom.

### **Master Bedroom**

12'10" x 11'3" (3.92 x 3.45)

Two window to the rear, radiator, built in wardrobes to one wall, wall lights.

### **Agents Note**

The current master bedroom was created by removing the dividing wall between bedrooms one and three, which could be reinstated if required.

### **Bedroom Two/Dressing Room**

8'1" x 13'1" (2.47 x 3.99)

Window to front, radiator, range of built in furniture incorporating hanging and shelves storage, dressing table area with mirror and lighting, LVT flooring, downlights.

### **Bathroom**

8'4" x 5'5" (2.55 x 1.66)

Fitted with a contemporary four piece suite including a low level WC, twin wall hung vanity wash hand basins with storage below and 'wet room' style shower area with glazed screen, fixed overhead and separate hand held shower attachments. Vertical towel warmer, full decorative tiling, Fitted mirrors with lighting, LVT flooring, downlights, expelair and obscured window to the front.

### **Outside**

The property enjoys an open plan frontage with low maintenance planted area, resin bonded pathway to the main door, gated access to the side and single width driveway for one car. The former garage now presents as a store with double external doors and personal door into the boot room.

### **Rear Garden**

The rear garden is laid to a low maintenance style, tired on two levels with resin bonded seating areas, external lighting and contemporary fencing rendering a high degree of privacy.

### **Material Information**

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

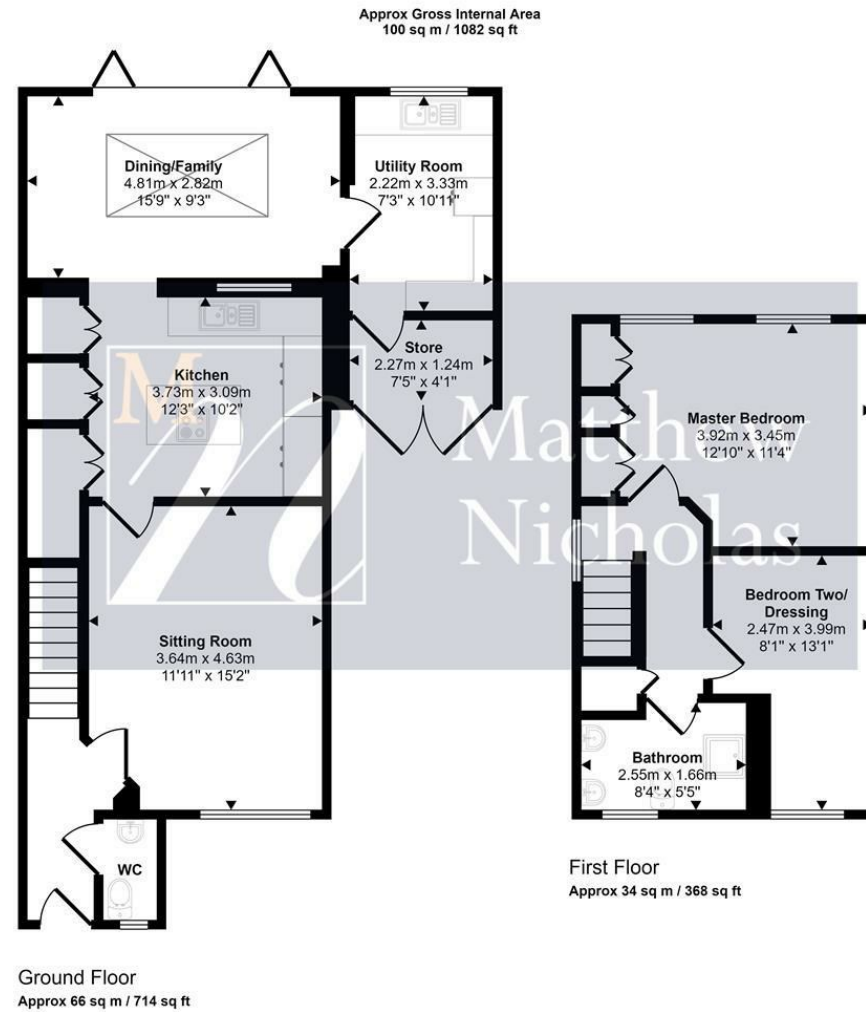
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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





# Further Information



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: 1082.00 sq ft

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</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	
EU Directive 2002/91/EC	
<b>England &amp; Wales</b>	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</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	
EU Directive 2002/91/EC	
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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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