



15 Hope Street | Bozeat | NN29 7LU



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Offers In The Region Of £425,000

A large detached bungalow on a no through residential road on the edge of this popular village Stand out features are a generous and mature plot, a large well fitted kitchen/breakfast room and neutral decoration throughout. The property briefly comprises a sitting room overlooking the garden, kitchen/breakfast room opening to the patio, utility room, family bathroom and three double bedrooms, one with an ensuite. In addition to the rear garden is an oversized garage with a driveway offering off road parking for multiple vehicles. Viewing is recommended.

- Established and well presented detached bungalow
- Oversized garage
- Neutral decoration throughout
- Generous and private gardens
- Driveway for multiple cars
- Well fitted kitchen and bathrooms

PVCu door and side light leading into

Entrance Hall

Radiator, wooden panel doors to most principal rooms, hatch providing access to loft which has been boarded with lighting installed.

Sitting Room

15'3" x 14'6" (4.66 x 4.44)

Windows to rear and patio doors to side, radiators.

Kitchen Area

11'11" x 10'5" (3.65 x 3.20)

Fitted with a range of base and eye level units in a shaker style with marble effect worksurfaces above and matching upstands, inset one and half bowl polycarbonate sink and drainer with stainless steel mixer tap above, mid-level double oven, gas hob with extractor fan above, space for integrated fridge freezer, integrated dishwasher, spotlights, opening into

Breakfast Area

11'10" x 9'3" (3.62 x 2.84)

Window to rear and patio doors to side, space for breakfast table, doors to sitting room and

Utility Room

4'5" x 7'10" (1.37 x 2.39)

Range of base and eye level units, inset one and half bowl stainless steel sink and drainer with mixer tap above, space and plumbing for washing machine, tiled splash backs, tiled flooring, radiator, expelair, door to garage.

Bedroom One

15'7" x 10'2" (4.76 x 3.10)

Bay window to front, radiator, build in wardrobes, door to

Ensuite

5'3" x 5'9" (1.62 x 1.76)

Three piece suite in white comprising of a low level WC, hand wash basin recessed within a vanity unit and a thermostatic shower within glazed enclosure. Tiling to all walls and floor, radiator, expelair, obscured window to front.

Bedroom Two

10'3" x 9'2" (3.14 x 2.81)

Bay window to front, radiator, wardrobes, wall lights.

Bedroom Three

9'0" x 11'0" (2.76 x 3.37)

Window to rear, radiator, wardrobes, wall lights.

Bathroom

11'3" x 7'10" (3.44 x 2.40)

Four piece suite in white comprising of a low level WC, hand wash basin, roll topped claw foot bath, thermostatic shower within a glass enclosure. Tiling to all walls, tiled flooring, eye level storage units, towel rail, radiator, expelair, obscured glazing to rear.

Garage

Up and over door, power and light connected.

Outside

The property sits behind a block paved area providing off road parking for multiple vehicles and also provides access to the garage and side gate. The property is screened by timber fencing behind which leads to the front entrance.

Rear Garden

Immediately abutting the rear of the property is a large slabbed patio laid across the full width of the plot, the patio steps down onto the remainder of the garden which is laid to lawn with some mature shrub plantings. The whole is enclosed with fencing and is north west facing. Behind the rear fence is a secondary area of wild garden which houses a timber shed. Outside tap and power socket.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

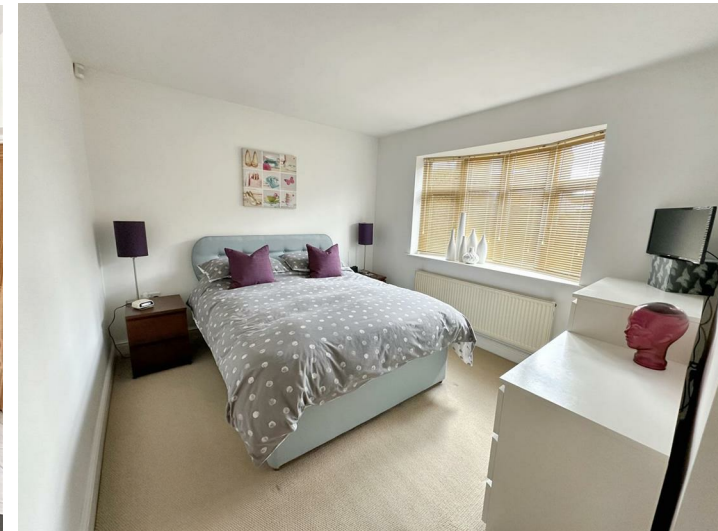
Water Supply: Mains (Metered or Rateable)

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



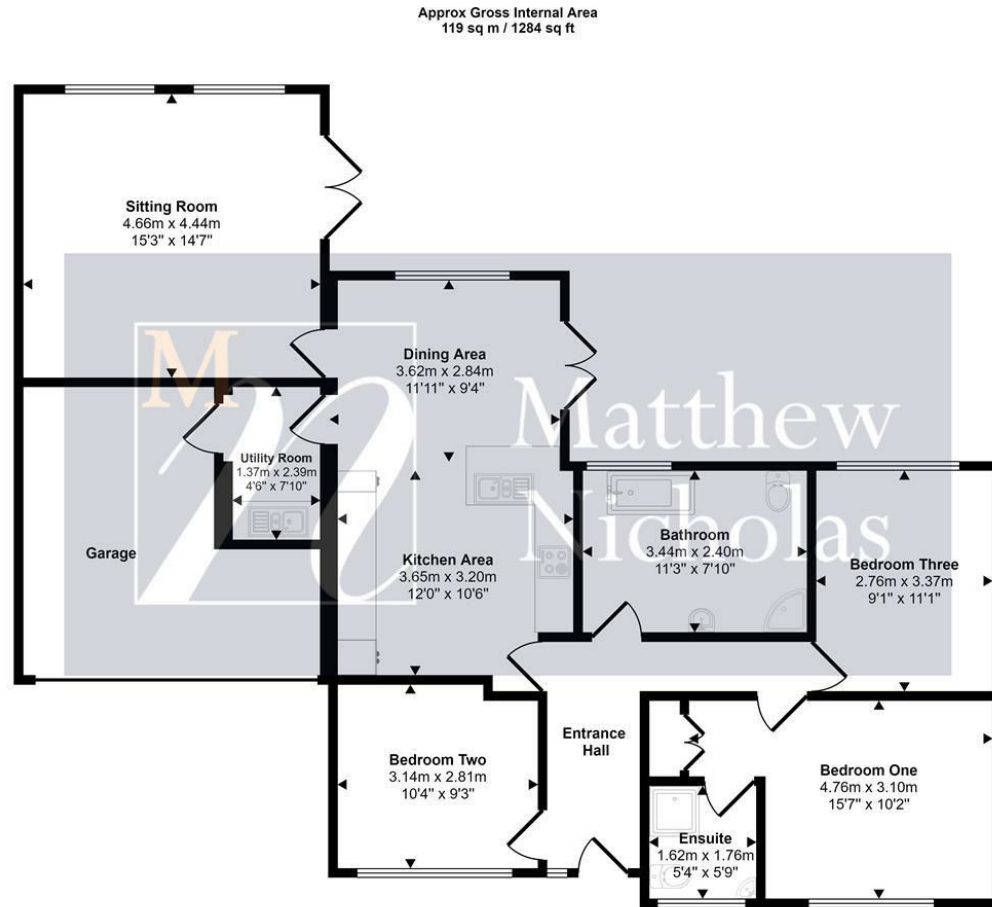
Local Authority: North Northamptonshire Council

Tax Band: C

Floor Area: 1284.00 sq ft

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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	77
(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	
EU Directive 2002/91/EC	



Floorplan

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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