



61 Queen Street | Bozeat | NN29 7LA



Matthew
Nicholas



Offers In The Region Of £275,000

A well presented detached two/three bedroom bungalow enjoying an open aspect to the rear with views across countryside and no onward chain. The bungalow benefits from PVCu double glazing, a new gas fired radiator central heating system, a recently fitted kitchen with built-in appliances and decorated in a neutral style throughout. The accommodation briefly comprises a hallway, sitting room, dining room/bedroom three, kitchen, two double bedrooms and a bathroom. Garden to the rear with plentiful off-road parking with access leading to a single detached garage. Viewing recommended.

- Detached bungalow overlooking fields
- Brand new gas boiler
- PVC double glazing throughout
- Refitted kitchen and bathroom
- Garage and off road parking for multiple vehicles
- No onward chain

PVCu door leading into

Entrance Hall

Radiator, loft access hatch, airing cupboard, doors to all principal rooms

Sitting Room

10'6" x 13'3" (3.21 x 4.06)

Feature gas fireplace with stone hearth, radiator, patio doors leading into garden.

Dining Room

11'2" x 7'11" (3.42 x 2.43)

Radiator, patio doors leading into garden.

Kitchen

7'10" x 10'3" (2.41 x 3.14)

Fitted with a range of base and eye level units with a wooden effect rolled edge worksurfaces above, one and half bowl stainless steel sink with mixer tap above, integrated low level oven, gas hob with extractor above, space and plumbing for washing machine, space for fridge freezer, tiled splash backs, gas fired boiler, consumer unit, window to side and glazed door to side.

Bedroom One

11'11" x 8'9" (3.64 x 2.68)

Window to front, radiator, built in wardrobes.

Bedroom Two

10'5" x 9'5" (3.18 x 2.89)

Window to front, radiator.

Bathroom

7'8" x 6'5" (2.36 x 1.96)

Three piece suite comprising a low level WC, hand wash basin and bath with thermostatic shower head above, radiator, tiled splash areas, obscured glazed window to side.

Garage

7'10" x 22'11" (2.39 x 7.01)

Twin barn style doors, power and light connected, sliding PVCu doors to rear garden.

Outside

The property sits behind a large block paved area providing off road parking for multiple vehicles, the paving wraps around both sides of the bungalow providing access to the main entrance door on one side and the double doors for the garage to the other.

Rear Garden

Immediately abutting the rear of the property is a shingled area and patio which is retained by low level brick walling, the remainder of garden is laid to lawn and is enclosed with a combination of timber fencing and hedging. Westerly in aspect and over looking open fields.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

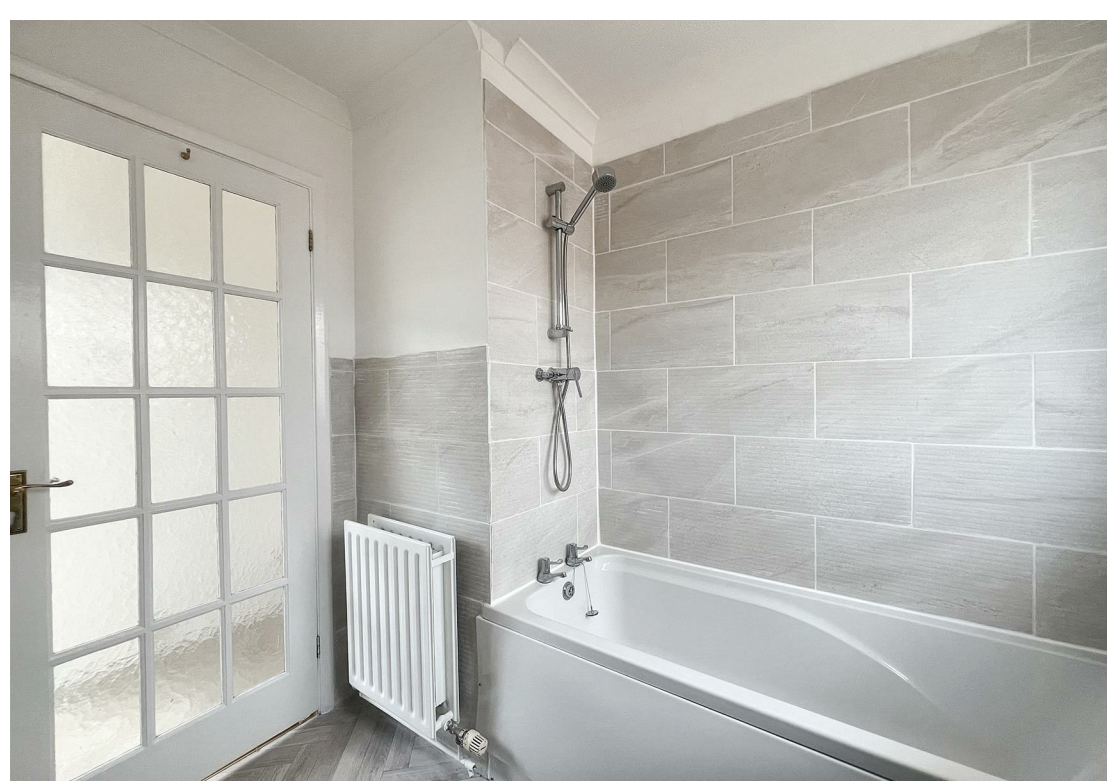
Sewerage: Mains

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



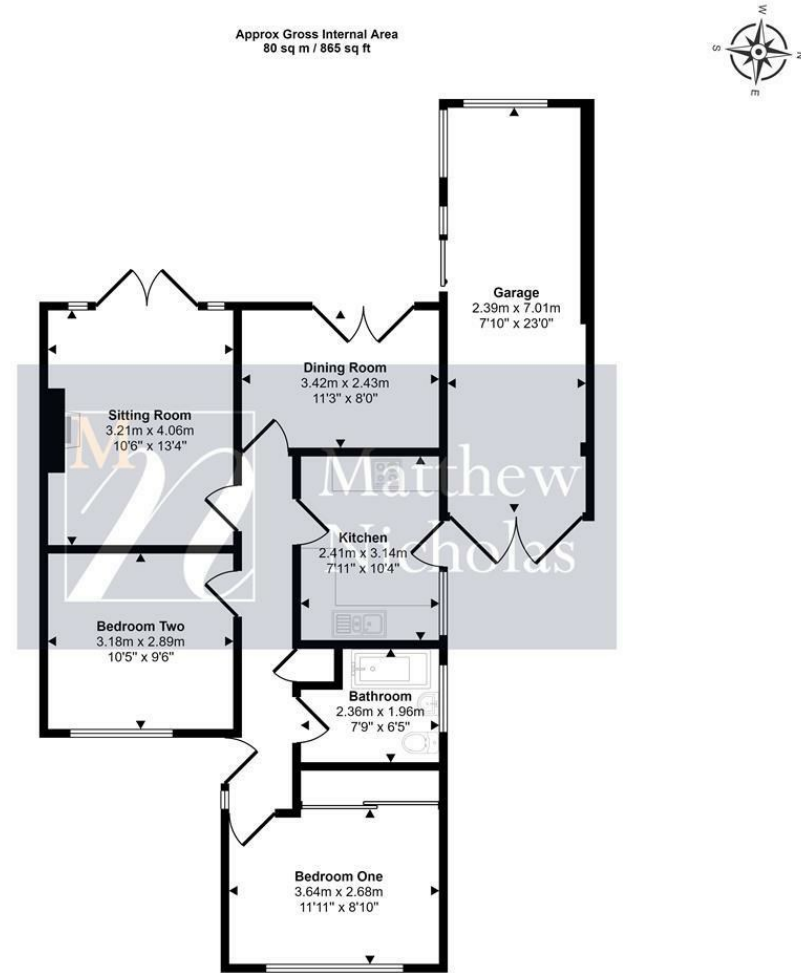
Local Authority: North Northamptonshire Council

Tax Band: C

Floor Area: 865.00 sq ft

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

Environmental Impact (CO ₂) Rating	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	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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