



22 St. Marys Road | Bozeat | NN29 7JU



Matthew  
Nicholas





## Offers In Excess Of £265,000

A well presented detached two bedroom semi-detached bungalow enjoying a southerly aspect to the rear, single garage, PVCu conservatory and no onward chain. The bungalow benefits from PVCu double glazing, a new air source radiator central heating system, decent size kitchen/breakfast, refitted shower room and is decorated in a neutral style throughout. The accommodation briefly comprises a hallway, sitting room open to the dining room, kitchen/breakfast, two double bedrooms and a bathroom. Gardens to front and rear with plentiful off-road parking with access leading to a single detached garage. Viewing recommended.

- Large Underwood built semi-detached bungalow
- PVCu double glazing
- South facing rear garden
- New air source radiator heating system
- PVCu conservatory
- No onward chain

Glazed double PVCU doors leading from the front into the

### **Porch**

Glazed door and panels into the

### **Hallway**

Radiator, loft access hatch, access to the majority of the rooms.

### **Sitting Room**

10'9" x 15'0" (3.30 x 4.58)

Window to front, radiator, feature fire surround with fitted electric fire, TV point, wall lights, coving. Archway to the

### **Dining Room**

10'9" x 9'10" (3.30 x 3.00)

Window to front, radiator, coving. Door to

### **Bedroom Two**

10'4" x 10'11" (3.15 x 3.33)

Sliding patio doors to the conservatory, radiator, coving.

### **Conservatory**

9'2" x 6'2" (2.80 x 1.90)

Of a PVCu construction with glazing to three sides under a mono pitch polycarbonate roof. Door to the garden.

### **Kitchen Area**

8'10" x 10'4" (2.71 x 3.17)

Fitted with a range of base and eye level units with worksurfaces above, inset stainless steel sink with drainer and mixer tap above, space for slide in cooker (available by negotiation) space and plumbing for washing machine and dishwasher, and fridge/freezer, tiling to splash areas, window to side and door into small porch and then to the driveway. Opens through to the

### **Breakfast Area**

8'9" x 7'1" (2.68 x 2.17)

Window to side, radiator.

### **Bedroom One**

11'10" x 9'10" (3.63 x 3.02)

Window to the rear, radiator, built in wardrobes, coving.

### **Bathroom**

6'1" x 6'10" (1.86 x 2.09)

Fitted with a three piece contemporary suite with tiled splash areas including a large shower enclosure with sliding glazed doors. Radiator, LVT flooring, windows to front and side, downlights.

### **Outside**

Lawned front garden with established broader. Block paved driveway to the side for several cars to park, path to the main entrance door. Dwarf wall retained.

### **Garage**

7'10" x 18'1" (2.41 x 5.53)

Up adn over door, power and light connected, Access through to the

### **Workshop Area**

8'2" x 4'11" (2.50 x 1.51)

Door to side, power and light connected.

### **Rear Garden**

Lawned area with established border, paved patio, metal storage shed. Enclosed by timber fencing and enjoying a southerly aspect.

### **Material Information**

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

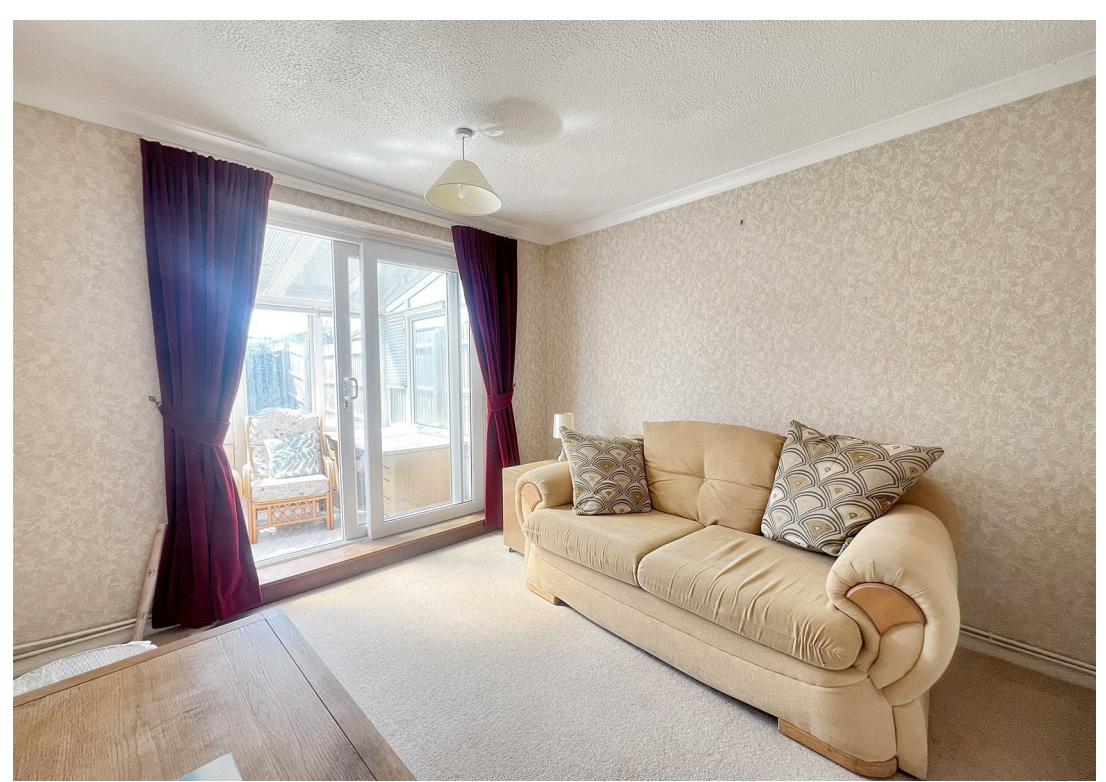
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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



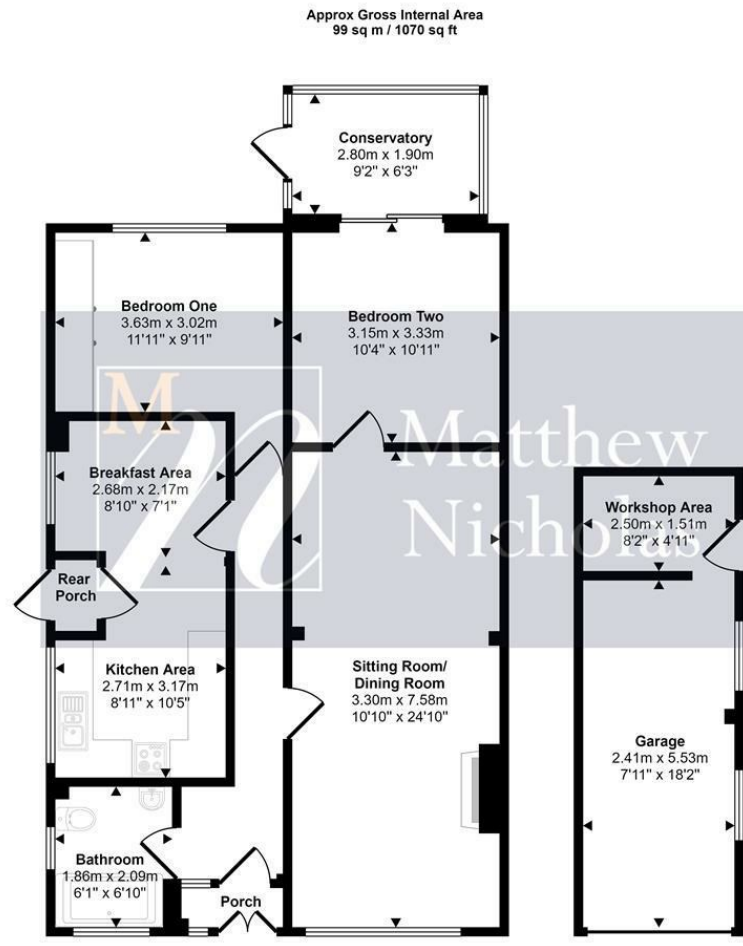








# Further Information



**Floorplan**  
Approx 82 sq m / 879 sq ft

**Garage / Workshop**  
Approx 18 sq m / 190 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.

Local Authority: North Northamptonshire Council  
 Tax Band: C  
 Floor Area: sq ft

| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | 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 |           |
|   | <b>75</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>  |           |
| (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   |           |

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

