



33 Easton Lane | Bozeat | NN29 7NN



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## Offers In The Region Of £265,000

A superb three bedroom semi-detached house situated towards the edge of this popular village. The property offers superbly appointed accommodation over three floors with pretty south facing garden and parking. Viewing is advised. Comprising of an entrance hall, guest wc, contemporary fitted kitchen with integrated cooking appliances and dishwasher. The sitting room boasts French doors opening onto a south facing courtyard garden. On the first floor there are two bedrooms and a family bathroom including shower over the bath. A separate door and staircase leads to a spacious master suite with walk in wardrobe and ensuite shower room. Additional benefits include gas fired radiator system, double glazing and neutral decor/carpet. Allocated off road parking for one car.

- Modern three storey semi-detached house
- South facing rear garden
- Allocated parking space
- Sought after village location
- Well appointed kitchen and bathrooms
- EPC B - solar panels and battery

Storm porch with composite entrance door and inset glazing leading from the front into the entrance hall.

### **Hallway**

Staircase rising to the first floor, radiator, tiled floor, cornice, down lighters, contemporary oak doors with brushed metal furniture to all ground floor rooms, under stairs store/pantry.

### **Kitchen**

6'11" x 9'0" (2.12 x 2.76)

Fitted with a range of cream gloss finish base and eye-level cupboards with granite worksurfaces above, inset undercounter stainless steel sink with contemporary mixer tap, stainless steel finished gas hob with single electric oven beneath and glass/stainless steel chimney style extractor above, integrated slimline dishwasher, space and plumbing for washing machine, space for fridge freezer, up-stands and further tiled splash areas, radiator, tiled floors, cornice, down lights.

### **Guest WC**

5'10" x 3'4" (1.79 x 1.02)

Fitted with a two piece suite in white with tiled splash areas, radiator, expelair, cornice, down lights.

### **Sitting/Dining Room**

13'5" x 12'3" (4.09 x 3.74)

French style doors and glazing to either side leading out to the rear garden, radiator, TV point telephone point, feature wall with contemporary acoustic oak wood panelling, cornice and down lighters

### **First Floor Landing**

Radiator, down lighters, cornice, contemporary oak doors with brushed metal furniture to all first floor rooms, walk-in storage cupboard and staircase to master suite.

### **Bedroom Two**

13'3" x 9'7" (4.05 x 2.93)

Window to the rear, radiator, oak flooring, cornice.

### **Bedroom Three**

6'2" x 8'0" (1.90 x 2.45)

Window to the front, radiator, oak flooring, cornice.

### **Bathroom**

6'5" x 7'2" (1.96 x 2.19)

Fitted with a three-piece suite in white including 'P' shaped bath with panel to the side mixer tap and contemporary style fixed and additional handheld shower attachment, tiled splash areas, shaver point, towel warmer, expelair, cornice, down lighters.

### **Master Suite**

Entrance area on the first floor with window to the front, radiator, cornice, down lighters, staircase rising to the master bedroom.

### **Master Bedroom (2nd Floor)**

13'2" x 14'0" (4.02 x 4.29)

Dormer style window to front, radiator, cornice, down lights, further oak doors with contemporary brushed metal furniture allowing access to a large built-in wardrobe, TV point, and ensuite shower room. Access hatch accessible with telescopic ladder providing additional storage in full boarded loft space.

### **Ensuite**

9'10" x 7'5" (3.02 x 2.28)

Fitted with a three-piece suite in white including a larger than average shower cubicle with glazed screen and door, contemporary style fixed overhead and adjustable and handheld shower attachment, tiled splash areas, shaver point, towel warmer, expelair, cornice, downlights, obscured dormer window to the rear.

### **Outside**

The property stands behind a gravelled open frontage with inset bushes, paved pathway to the main entrance door, hazel hurdle boundary fence and metal privacy trellis on either side, outside tap and wall mounted hose wheel, shared pedestrian access to the side of the property leading to the rear garden.

### **Rear Garden**

Immediately abutting the rear of the property is a slabbed patio area, The remainder of the garden comprises of a mosaic porcelain tiled area with room for seating, retractable manual awning above patio doors to offer shade and added privacy, garden shed behind trellis, gate leading to rear of garden, with a southerly aspect and considered private.

### **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



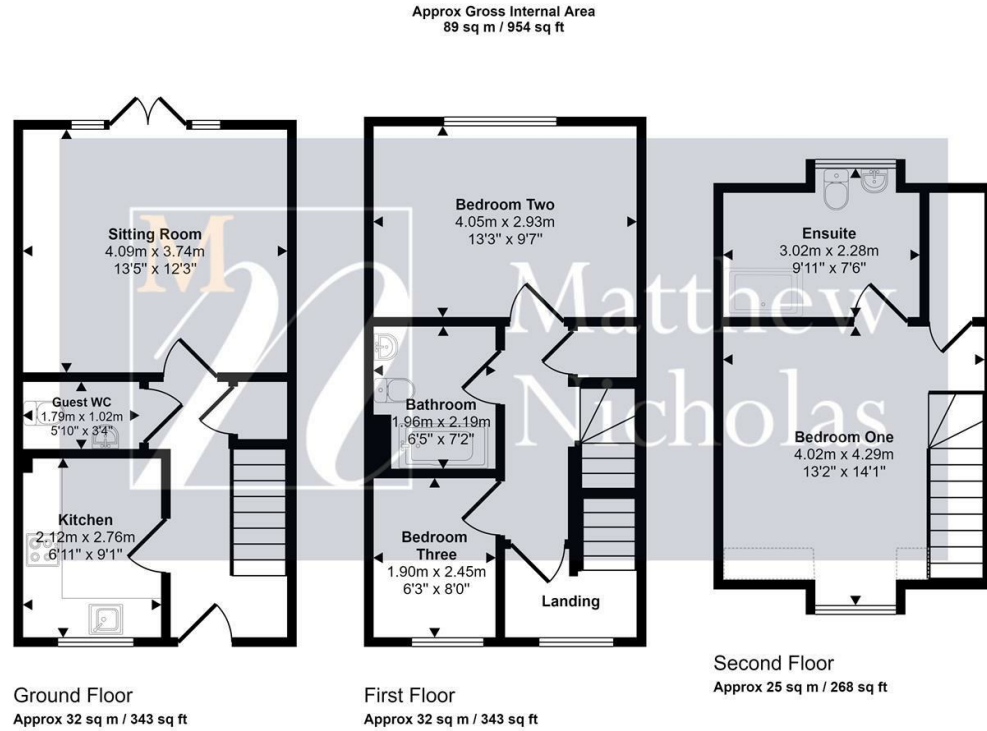
Local Authority: North Northamptonshire Council

Tax Band: C

Floor Area: 954.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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.

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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