



18 Allens Hill | Bozeat | NN29 7LW



Matthew
Nicholas



Offers In Excess Of £425,000

A superbly positioned Alfred Underwood built detached house enjoying a double garage, driveway with a larger than average south/west facing wrap around corner plot. A nicely presented family home with the added benefit of the ability (stc) to further extend and enhance should any buyer wish to. The property boasts a gas fired radiator heating system, PVCu double glazing, nicely refitted kitchen/dining room, refitted guest WC, bathroom and ensuite to master bedroom, neutral décor and flooring and no onward chain. The accommodation briefly comprises an entrance hall, guest cloakroom/WC, sitting room with wood burner, kitchen/dining room, utility and home office. First floor landing, master with ensuite, two further bedrooms, bathroom, double garage and gardens.

- Superb Underwood built detached house on generous corner plot
- South/west facing garden
- Ensuite to main bedroom
- Nicely presented in neutral tones
- No onward chain
- Scope for extension (STC)

Timber door and side light with obscured glazing giving access to

Entrance Hall

Radiator, stairs to first floor landing, under stairs cupboard, doors to all principal rooms.

Guest WC

Refitted with a two piece suite comprising of a low level WC and hand wash basin, tiled splash areas, radiator, obscured window to front.

Sitting Room

12'3" x 15'11" (3.74 x 4.87)

Window to front, radiator, feature wood burner on slabbed hearth with mantle shelf above, double doors leading into the

Kitchen/Dining Room

20'3" x 8'9" (6.19 x 2.69)

Kitchen Area

Refitted with a contemporary range of cream shaker style cabinetry with wood work surfaces over. Ceramic single drainer sink with mixer tap above, ceramic hob with chimney style extraction above and double electric oven at eye level with microwave, integrated dishwasher and integrated fridge/freezer, breakfast bar peninsular, tiled splashback and wood effect flooring, downlights, decorative pendants, window to the rear, door to the utility and opens through into the

Dining Area

French style doors to the garden and further window to the side, radiator, downlights, wood effect flooring.

Utility Room

7'10" x 5'7" (2.40 x 1.71)

Range of cupboards to complement those of kitchen with plumbing and space for washing machine. radiator, window and door to garden, door to the garage.

Study/Home Office

7'3" x 5'7" (2.23 x 1.71)

Window to rear, concealed central heating boiler, radiator.

First Floor Landing

Loft access hatch, doors to all principal rooms.

Bedroom One

12'2" x 9'2" (3.71 x 2.81)

Window to front, radiator, door to the

Ensuite

8'11" x 3'2" (2.73 x 0.99)

Refitted with a three piece suite comprising of a low level WC, wash basin, shower with fixed overhead and hand held attachment, glazed door, tiled splash areas, towel warmer, downlights, obscured window to front.

Bedroom Two

8'11" x 11'10" (2.73 x 3.63)

Window to rear and side, radiator.

Bedroom Three

10'9" x 8'10" (3.30 x 2.71)

Windows to rear, radiator.

Bathroom

7'9" x 5'5" (2.38 x 1.66)

Refitted with a three piece suite comprising of a low level WC and freestanding wash basin set on period style stand, bath with hand held and fixed overhead shower above and screen to the side, tiled splash areas, towel warmer, downlights, obscured window to front.

Outside

The property enjoys a corner plot with an open plan lawn with mature tree extending to the front and side of the house. A gravel drive allows parking for two/three cars and access to the garage and main entrance door. Gated access to further area to the side of the house alongside the garage.

Garage

15'10" x 16'3" (4.85 x 4.97)

Up and over door, power and light connected, access to the study/home office.

Rear Garden

The garden wraps around three sides of the property with a southerly and west facing aspects. Immediately abutting the rear of the property is large deckled seating area with further areas of gravel. The remaining is laid ready for a lawn which requires further cultivating/laying, the whole is enclosed by fencing and planting.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

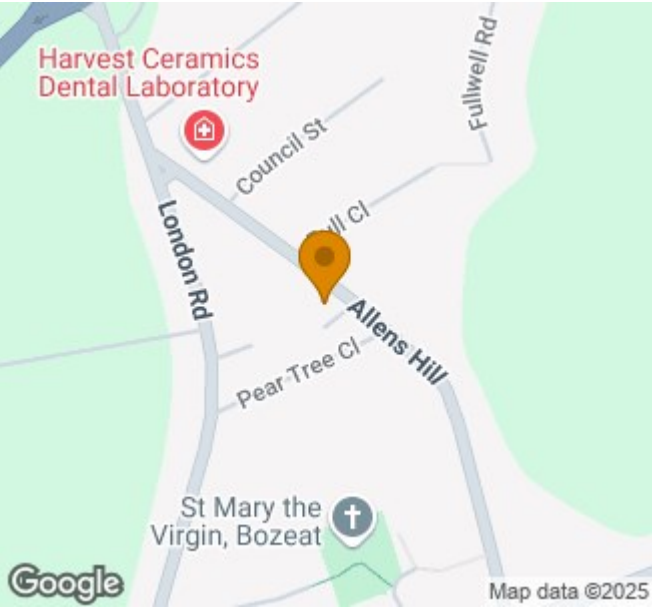
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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





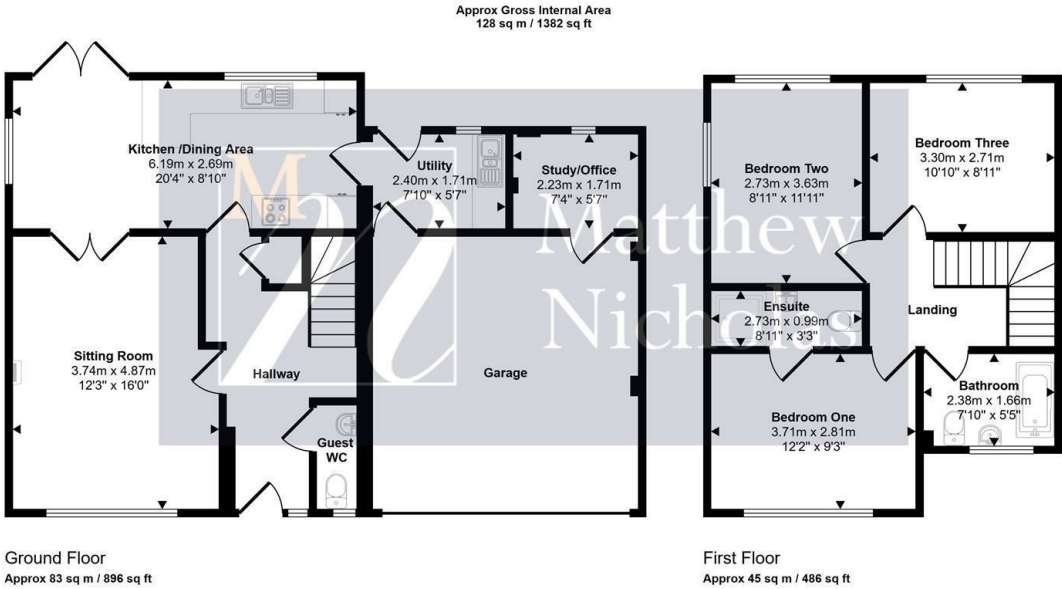
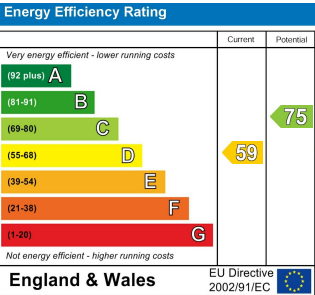
Further Information



Local Authority: North Northamptonshire Council

Tax Band: D

Floor Area: 1382.00 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.

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