



169 London Road | Wollaston | NN29 7QS



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Offers In Excess Of £299,995

A superb period terraced house offering flexible and beautifully appointed living space over two floors. Retaining a number of character features, the accommodation centres on a stunning sitting/dining room opening through to a refitted kitchen. With a gas fired radiator heating system and PVCu double glazing, the accommodation briefly comprises of a hallway, sitting room with wood burner opening to a dining room, kitchen, rear lobby and ground floor bathroom. The first floor landing leads to the three bedrooms and WC. Delightful garden with former barn converted into a garden room/home office. Highly recommended.

- Period bay fronted terraced house
- Character features
- PVCu double glazing
- Garden room/office building
- Gas fired radiator heating system
- Delightful walled garden

Wooden entrance door leading from the front into the

Porch

Further door to the

Entrance Hall

Radiator, staircase to the first floor and door to the dining room.

Sitting Room

11'3" x 12'7" (3.43 x 3.85)

Bay window to front, radiator, feature wood burner with wood mantel and flagstone hearth, coving. Opens through into the

Dining Room

10'11" x 11'2" (3.34 x 3.42)

French doors to the garden, radiator, original built in crockery cupboards, exposed timber floor, coving. Door to the

Kitchen

7'8" x 10'11" (2.35 x 3.33)

Refitted with a range of pale coloured contemporary cabinetry with quartz effect worksurfaces and upstands above. Inset single bowl stainless steel sink, Zannussi ceramic hob with chimney extraction and stainless steel splash behind, corresponding single oven, integrated dishwasher, space for fridge/freezer and washing machine, radiator, wall mounted boiler and controls, tiled flooring, understairs store/pantry, window to the side, doorway to the

Lobby

7'8" x 3'2" (2.34 x 0.99)

Radiator, tiled flooring. Door to the bathroom and part glazed door to the garden.

Bathroom

7'10" x 9'6" (2.39 x 2.91)

Fitted with a four piece suite comprising a low level WC, wash hand basin, bath with panel to the side and walk in style shower area. Tiled splash areas, radiator/towel warmer, tiled floor, tongue and groove style painted panelling to ceiling, window to the side.

First Floor Landing

Overstairs store cupboard, loft access with pull down ladder, doors to all rooms.

Bedroom One

15'1" x 10'11" (4.62 x 3.34)

Two windows to the front, radiator, built in wardrobes and store cupboard.

Bedroom Two

8'4" x 11'1" (2.55 x 3.38)

Window to the rear, radiator, built in wardrobe.

WC

4'8" x 4'8" (1.43 x 1.43)

Fitted with a two piece suite including a low level WC and vanity style wash hand basin. Downlights and expelair.

Bedroom Three

6'4" x 9'6" (1.94 x 2.92)

Window to rear, radiator, cast iron fireplace, built storage cupboard.

Outside

The front garden is retained by walling with steps to the main entrance door and laid to shingle.

Rear Garden

Landscaped by the current owners to include a paved seating area to the rear of the house with outside tap, main area of lawn bordered by well stocked beds, further seating area. Shared pedestrian right for the other properties in the terrace at the halfway point. Further courtyard style area of garden laid to contemporary style paving with gravel, well stocked planted border, inset planting and tree. Access via decking to the

Garden Room

9'8" x 8'2" (2.97 x 2.50)

French style doors and panels opening to the courtyard area, power and light connected with feature electric 'living flame' effect wall mounted fire.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

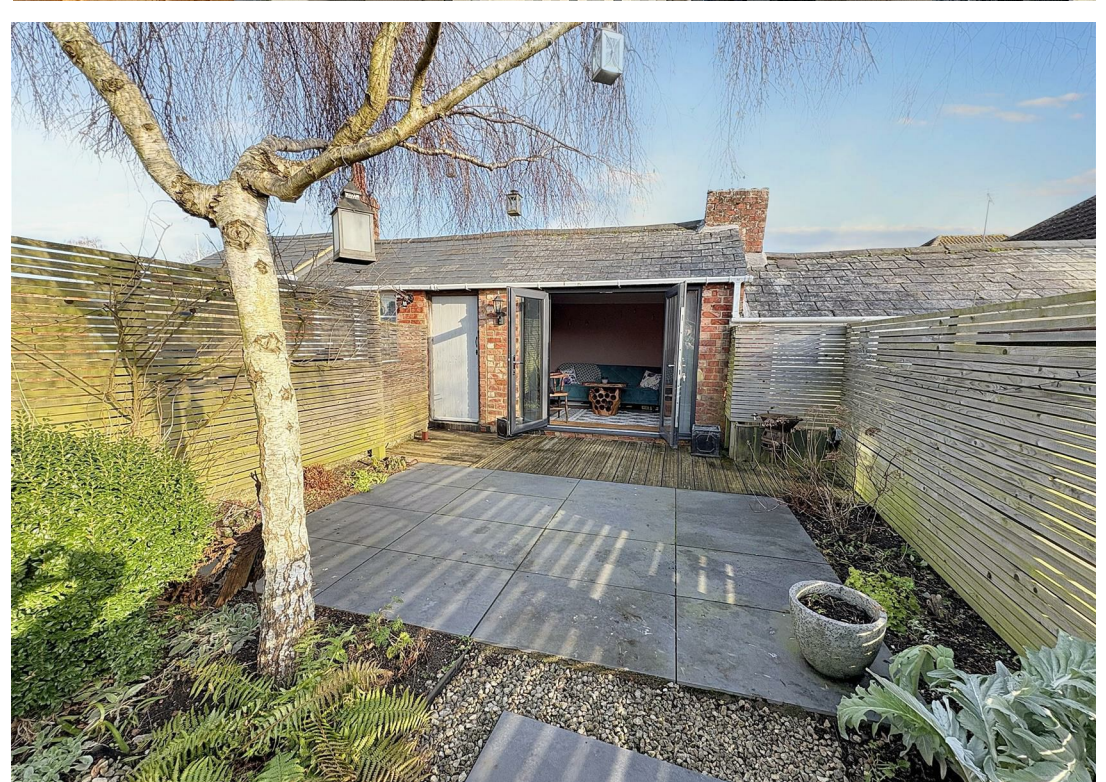
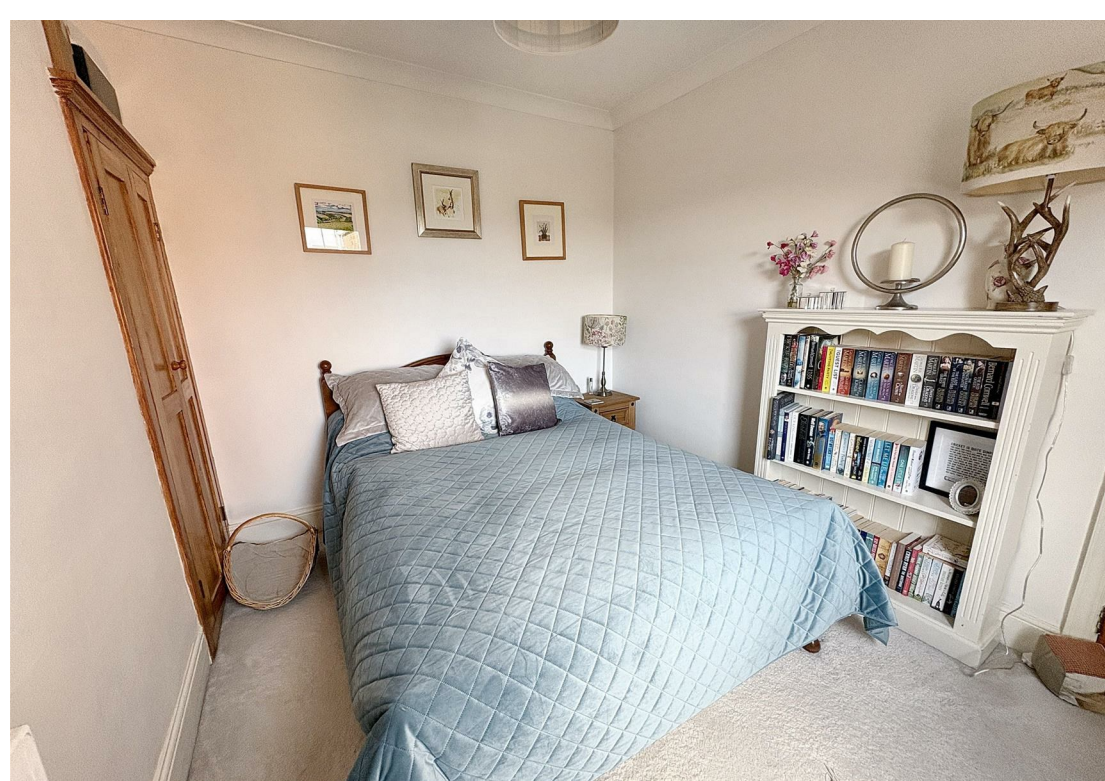
Sewerage: Mains

Heating: Gas radiators

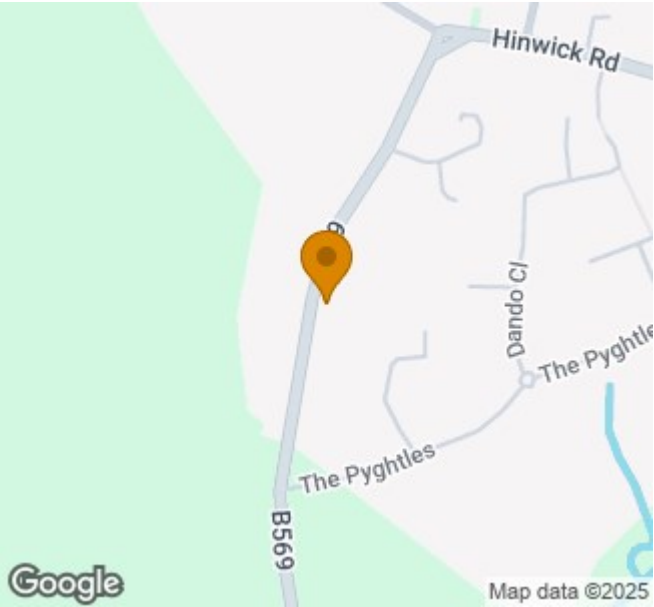
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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





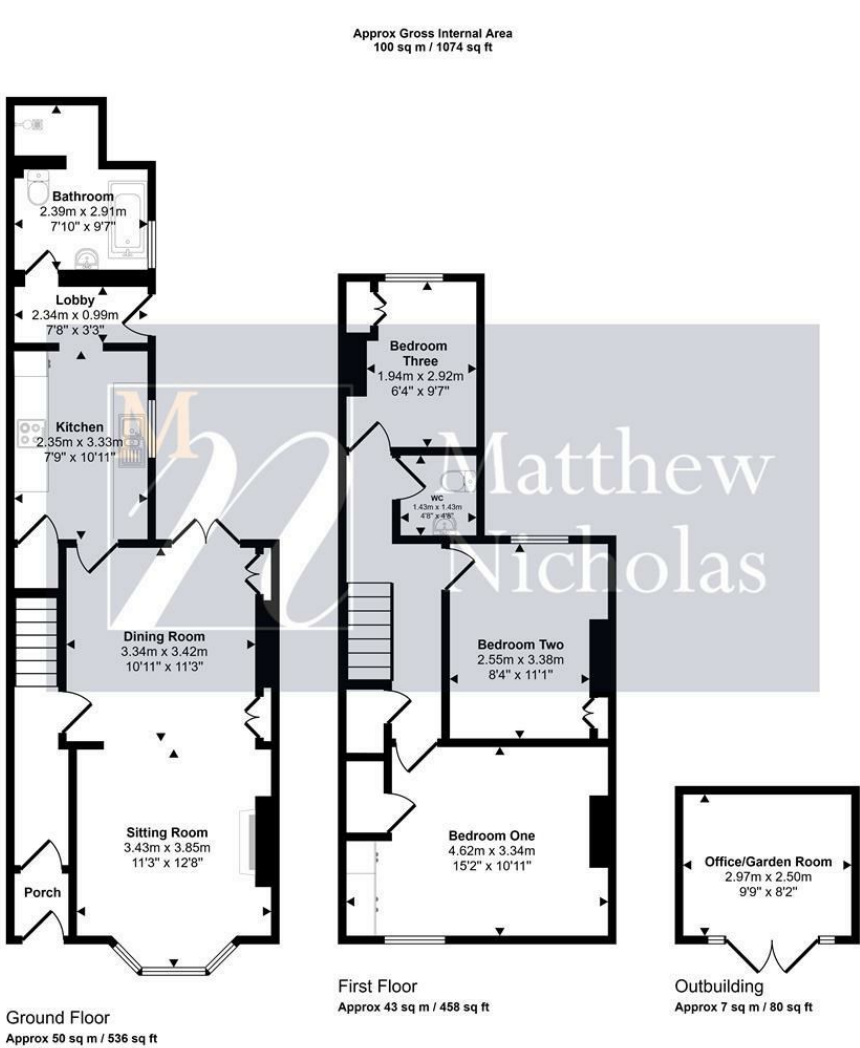
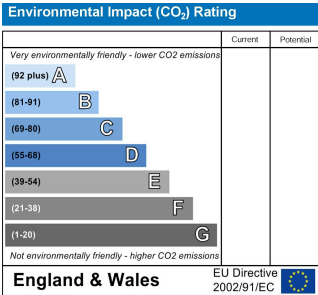
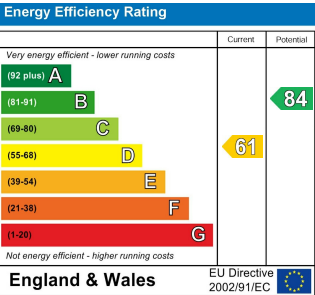
Further Information



Local Authority: North Northamptonshire council

Tax Band: A

Floor Area: 1074.00 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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