



125 Main Road | Wilby | NN8 2UB



Matthew
Nicholas



Offers In The Region Of £425,000

A delightful period semi-detached house fronting well tended gardens and enjoying a southerly aspect backing immediately onto farmland. In the same ownership from many years, the house has been thoughtfully upgraded and well cared for, yet retains a wealth of period features. Subject to a replacement roof in the last couple of years, the property also boasts a gas fired radiator heating system and neutral decoration throughout. Briefly comprising a porch, entrance hall, dining room, sitting room leading through to the garden room, kitchen/breakfast and guest WC. The first floor offers three double bedrooms one of which is ensuite, along with a family bathroom. Generous gardens and driveway. No onward chain. Highly recommended,.

- Large period semi-detached house
- Lots of character features
- Bathroom and ensuite
- Envious rear aspect with southerly open views
- Gas radiator heating system
- Scope for further extension (stc)

Storm porch with tiled floor, part glazed entrance door leading into the

Entrance Hall

Bay window to the front, two radiators, dogleg staircase with original balustrade and spindles rising to the first floor landing, decorative tiled floor, picture rail, original high waisted doors to principal ground floor areas.

Guest WC

Fitted with a two piece suite including a low level WC and corner wall mounted wash hand basin. Tiled splash areas, radiator, tiled floor, window to side.

Dining Room

11'6" x 14'0" (3.52 x 4.27)

Bay window to front, feature wood burner, radiator, built in storage to one chimney recess, picture rail, laminate flooring.

Sitting Room

11'8" x 12'4" (3.56 x 3.77)

Feature wood burner, radiator, built in storage to each chimney recess, picture rail, wood laminate flooring,

Garden Room

9'8" x 11'1" (2.96 x 3.38)

Window to rear overlooking garden, door opening to the terrace, radiator, semi-vaulted ceiling, wood laminate flooring.

Kitchen/Breakfast

11'3" x 11'3" (3.43 x 3.45)

Fitted with a range of cabinetry with worksurfaces above. Inset single bowl stainless steel sink, combination range style cooker (open to negotiation) with stainless steel splash and chimney extraction, space for concealed white goods, former pantry housing a wall mounted central heating boiler (replaced four years ago) and plumbing/space for washing machine, washing machine, radiator, downlights, further understairs store/pantry, window overlooking the garden, part glazed door to the side.

First Floor Landing

Window to the front, radiator, ,loft access with pull down ladder to lit roof space, high waisted doors to all principal first floor areas.

Bedroom One

11'8" x 14'1" (3.57 x 4.31)

Bay window to the front, radiator, built in wardrobes to recesses, cast iron fireplace, picture rail, laminate flooring.

Bedroom Two

11'7" x 12'9" (3.54 x 3.89)

Window to rear with views over fields, radiator, built in wardrobes to recesses, cast iron fireplace, picture rail, stripped wood flooring.

Bedroom Three/Guest Bedroom

12'2" x 11'9" (3.71 x 3.60)

Window to rear with views over fields, radiator, built in wardrobes, door to the

Ensuite

Fitted with a three piece suite including a low level WC, vanity wash hand basin and shower cubicle, towel warmer, fitted mirror with lighting, downlights.

Bathroom

8'1" x 6'7" (2.48 x 2.03)

Fitted with a four piece suite including a low level WC, vanity wash hand basin, bath and shower cubicle, radiator, fitted mirror with lighting, downlights, window to front.

Outside

The property stands back from the road behind an established garden. Well stocked, with stone wall to the front, mature shrubbery and hedging. A gravel drive provides parking for four/five vehicles and leads to both the main entrance door and, via a gate, to the rear garden. EV charger.

Rear Garden

A particular feature of the property. Immediately to the rear and side of the house is a paved terrace with timber pergola and climbing plants. Access from that area to the timber storage shed, with power connected. The remainder of the garden is laid to a combination of well stocked beds, lawned areas and a vegetable garden. Enclosed by mature hedging and fencing and backing immediately onto open pasture. Enjoying a southerly aspect, not overlooked and with delightful open views.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

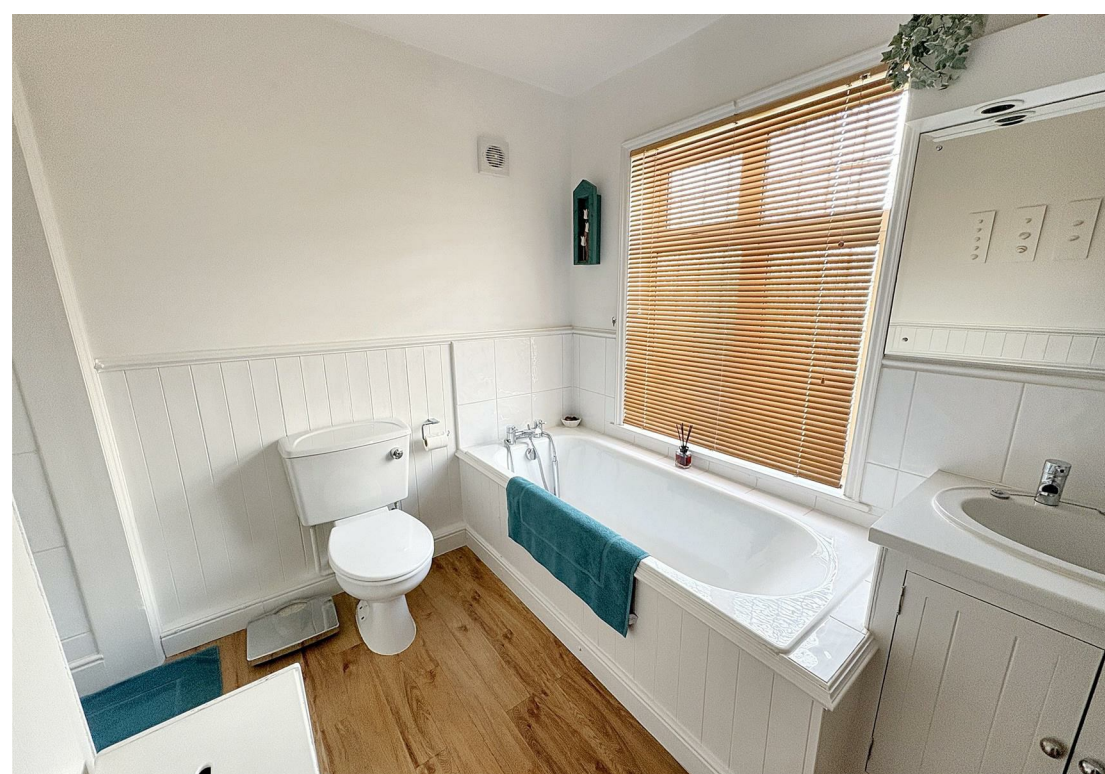
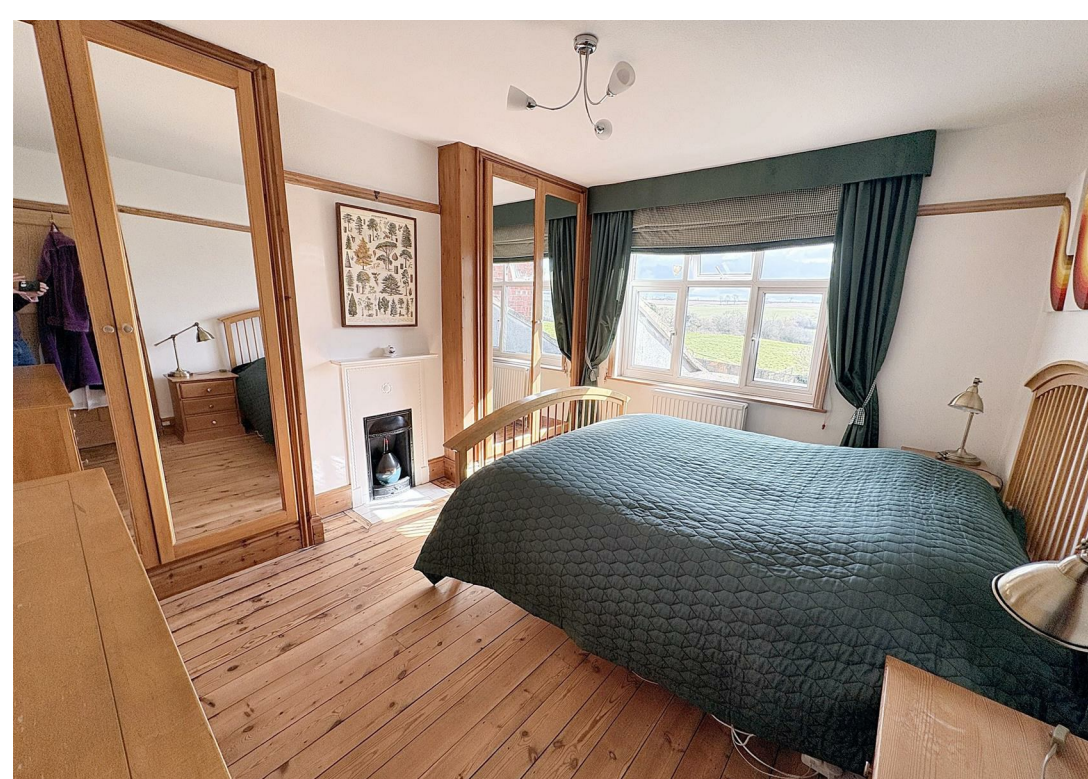
Sewerage: Mains

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




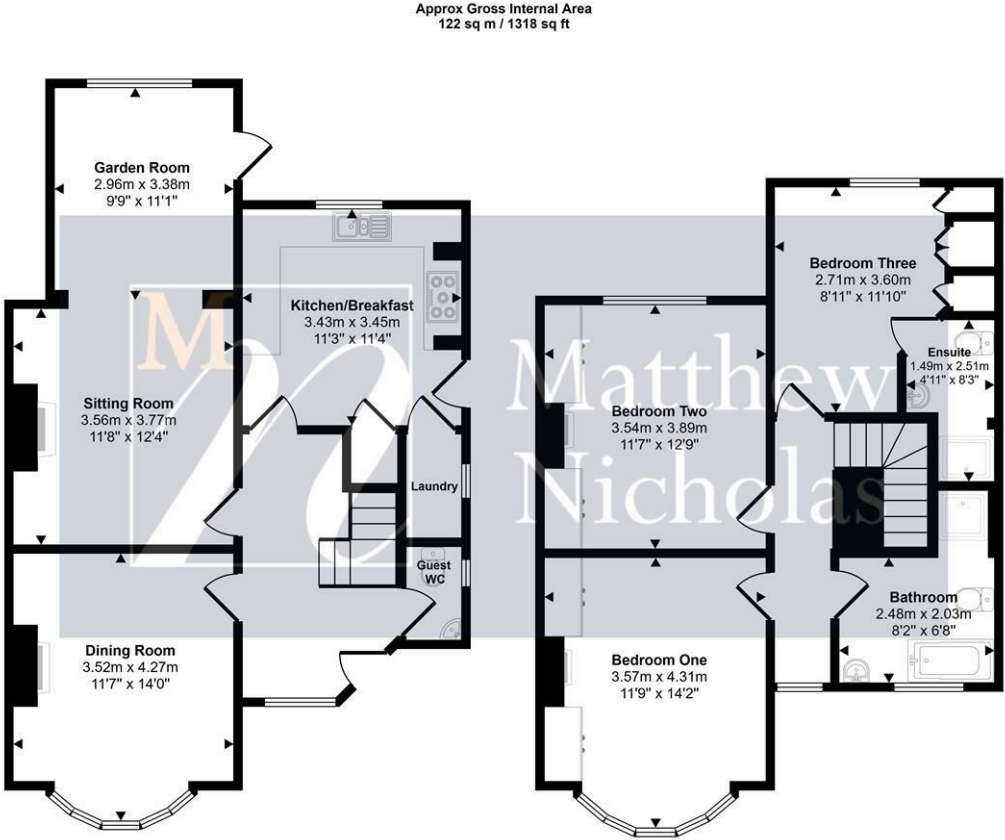
Local Authority: North Northamptonshire Council

Tax Band: C

Floor Area: 1318.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	62	85
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



Ground Floor
Approx 65 sq m / 705 sq ft

First Floor
Approx 57 sq m / 613 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.

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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