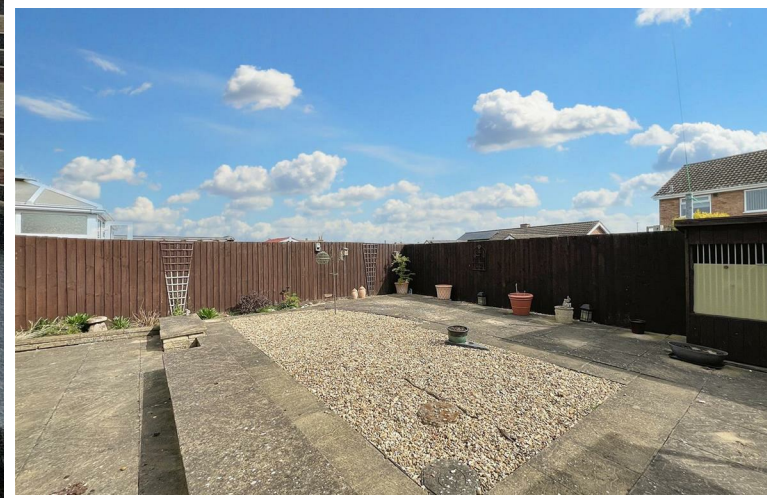




11 Hillside Close | Bozeat | NN29 7LG



Matthew
Nicholas



Offers In The Region Of £279,995

A superb Underwood built semi detached bungalow located at the end of quiet cul-de-sac with paddock and field views. Recently rewired and neutrally decorated, the bungalow offers a large driveway, detached garage and a versatile accommodation layout. The property briefly comprises an entrance hall, shower room, principal reception room, kitchen, three rooms (currently used as bedrooms), and a south-westerly garden room. The garden offers a summer house and is not considered to be overlooked. With no onward chain, viewing is recommended.

- Underwood built semi detached bungalow
- Off road parking for multiple vehicles
- Field views
- Cul de sac location
- Recent rewire and neutrally redecorated
- East facing rear garden

Part glazed composite door leading into

Entrance Hall

Radiator, coving, doors to most principal rooms.

Shower Room

6'2" x 6'8" (1.90 x 2.04)

Three piece suite comprising of a low level WC, hand wash basin recessed in large vanity unit, shower tray with thermostatic shower, sliding shower door, towel warming radiator, large wall mounted mirror, spotlights, obscured glazed window to side.

Bedroom One

11'0" x 13'4" (3.37 x 4.07)

Window to front, radiator, coving, wardrobes to recesses.

Bedroom Two

8'11" x 11'1" (2.74 x 3.40)

Window to rear, radiator, coving built in wardrobes.

Bedroom Three

8'9" x 7'3" (2.69 x 2.23)

Window to side, radiator, coving, built in wardrobe.

Reception Room

11'11" x 7'11" (3.64 x 2.42)

Radiator, tiled flooring, coving, archway through to garden room and to

Kitchen

11'10" x 7'0" (3.62 x 2.15)

Fitted with a range of base and eye level units with rolled edge worksurfaces above, one and half bowl polycarbonate sink and drainer with stainless steel mixer tap above, rangemaster oven with extractor above, space and plumbing for washing machine and dishwasher, space for under counter fridge, tiling to all splash areas, coving, window to rear.

Garden Room

11'3" x 16'9" (3.45 x 5.12)

Of brick base and polycarbonate construction with glazing to three sides, radiators, PVCu doors to front and rear gardens.

Outside

The property sits behind a block paved path with the remainder laid to shingle. To the side is a large driveway of block paving providing off road parking for multiple vehicles and access to the garage and rear garden.

Rear Garden

Immediately abutting the rear is a slabbed patio area, the remainder of garden is predominantly laid to hard standing comprising of slabs and shingle. Pedestrian door to garage, summer house, outside tap, the whole is enclosed with timber fencing with an east facing aspect and is considered private.

Summer House

5'9" x 13'9" (1.77 x 4.20)

Power connected, window to side of garage.

Garage

10'4" x 19'9" (3.15 x 6.02)

Power and light connected, up and over door, two pedestrian doors to either side, window to summer house.

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.





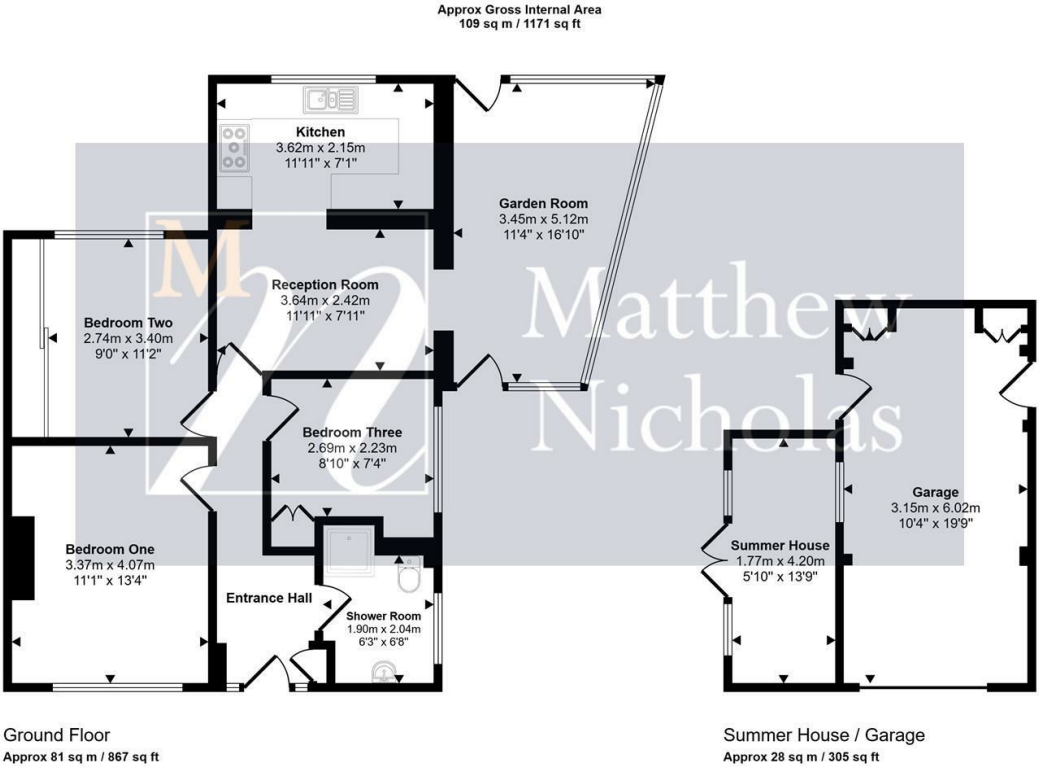
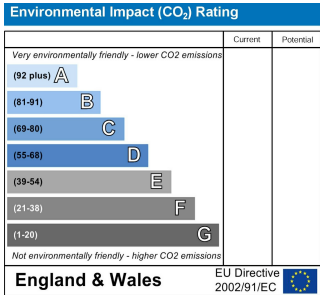
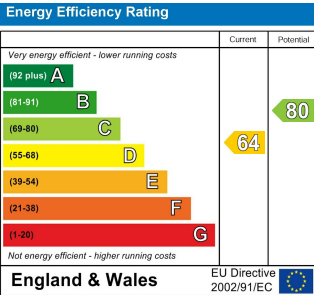
Further Information



Local Authority: North Northamptonshire Council

Tax Band: C

Floor Area: 1171.00 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.

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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