



35 Harrold Road | Bozeat | NN29 7LP



Matthew  
Nicholas





## Offers In The Region Of £285,000

A rarely available mature terraced property enjoying a fantastic plot with open aspects over farmland to front and rear. Positioned on the edge of this sought after village, the property has been subject to a rear extension and now offers flexible family accommodation that could be further altered to reinstate a third bedroom (subject to consents). Offering a gas fired radiator heating system, PVCu double glazing and refitted bathrooms and kitchen. The accommodation briefly comprises a hallway, sitting room, kitchen/diner and guest shower room/WC. To the first floor are two generous bedrooms and a refitted bathroom. A driveway for three cars and gardens that are larger than average backing onto farmland.

- Wonderfully located mature terraced house
- PVCu double glazing
- Refitted downstairs shower room and bathroom
- Gas fired radiator heating system
- Refitted kitchen
- Large garden backing onto fields



Part glazed composite door leading from the front into the

### **Hall**

Radiator, tiled floor, staircase to the first floor. Doors to all principal ground floor areas.

### **Sitting Room**

Window to front, radiator, feature fireplace with fitted wood burner, coving. Double doors (currently not fitted) to the

### **Kitchen/Diner**

#### **Kitchen Area**

Fitted with a range of base and eye level units with worksurfaces above. Inset stainless steel sink with mixer tap, ceramic hob with extractor above, eye level double electric oven to the side. Plumbing and space for washing machine and dishwasher, space for fridge/freezer, wall mounted central heating boiler, co-ordinating splash areas, radiator, tiled floor. Window to the rear and opens through to the

#### **Dining Area**

Patio doors to the rear, radiator, coving, tiled floor.

### **Shower Room**

Fitted with a three piece suite including a low level WC, vanity wash hand basin and large shower enclosure. Tiling to all walls, tiled floor, towel warmer, window to front.

### **First Floor Landing**

Window to rear, loft access, doors to both bedrooms and bathroom.

### **Bedroom One**

Window to front and further window to rear, two radiators, laminate flooring.

### **AGENTS NOTE**

Bedroom one was formerly a double room and single room which have ben

knocked together by the current owners. We are informed that the second doorway is still in situ behind the plasterboard wall for reinstatement and the re-erection of the dividing wall again.

### **Bedroom Two**

Window to front, radiator, storage recess, laminate flooring.

### **Bathroom**

Fitted with a three piece suite including a low level WC, wash hand basin and corner shower enclosure. Tiled splash areas to all walls, radiator, window to rear.

### **Outside**

The property enjoys a large block paved driveway for two/three cars retaining by low brick walling. Access to the main entrance door and also the rear garden via a shared passageway with no 33 Harrold Rd.

### **Rear Garden**

A large full width patio sits directly behind the property. The remainder of the garden is laid to lawn with gravelled borders. A pathway leads to the far end of the garden where a vegetable garden with block built workshop (power connected) and aluminium framed greenhouse. Fence and hedge enclosed backing onto farmland to the rear.

### **Material Information**

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

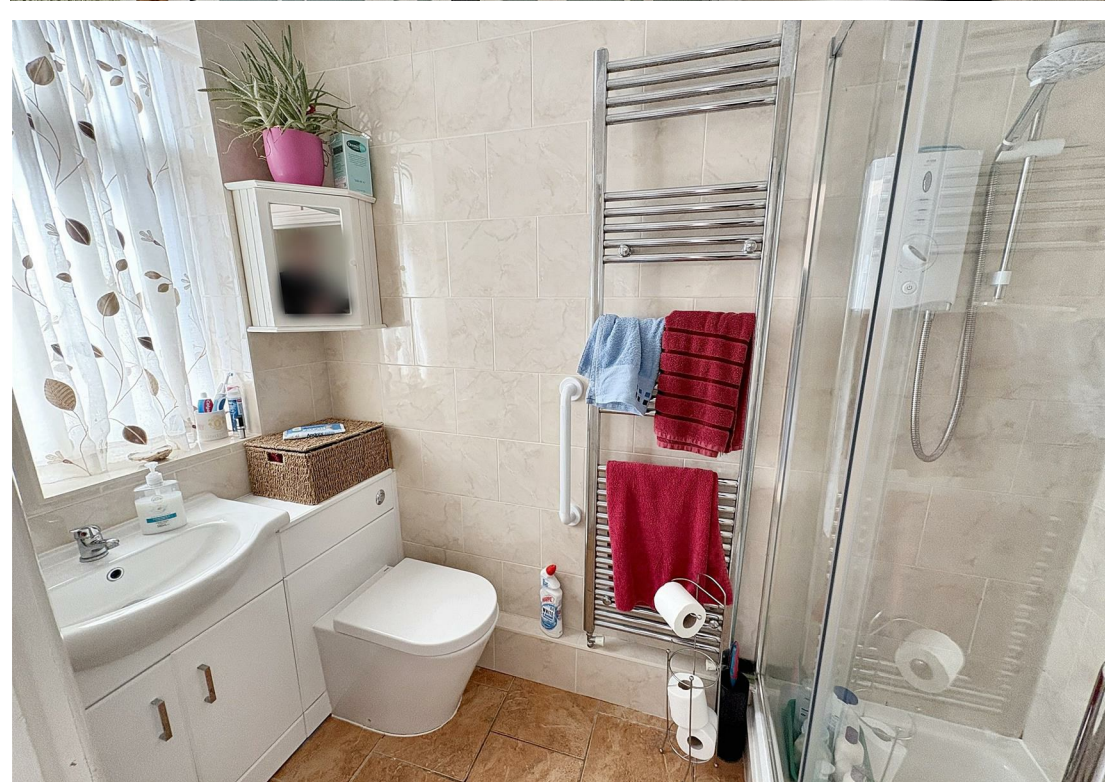
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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











Further Information



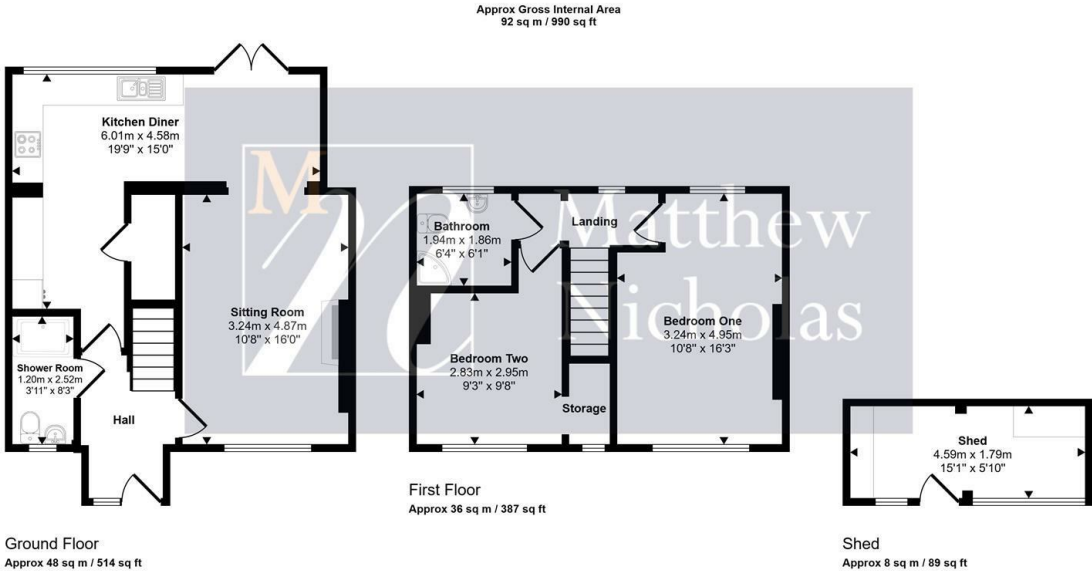
Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 990.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	



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.

27-29 Newton Road, Wollaston  
Northamptonshire  
NN29 7QN

T 01933 663311  
E [enquiries@matthewnicholas.co.uk](mailto:enquiries@matthewnicholas.co.uk)  
W [www.matthewnicholas.co.uk](http://www.matthewnicholas.co.uk)



Matthew  
Nicholas