



40 Windmill Close | Wollaston | NN29 7SE



Matthew
Nicholas



Offers In The Region Of £340,000

Constructed in 2014 is this detached two bedroom and two bathroom bungalow situated centrally within the village of Wollaston. It boasts contemporary fittings in the kitchen and bathrooms, along with oak doors and a low maintenance garden. The property in brief comprises of a sitting room, kitchen/dining room, utility room, two bedrooms, one with ensuite, and a family bathroom. The outside offers a low maintenance rear garden with an easterly aspect and to the front a driveway and garage providing off road parking.

- Modern detached bungalow
- Low maintenance garden
- Large kitchen/dining area
- Two bedrooms with ensuite to master
- Garage and driveway
- Contemporary bathroom fittings

Part glazed PVCu door leading into

Entrance Hall

Radiator, LVT flooring, storage cupboard, doors to the principal rooms.

Sitting Room

16'2" x 12'2" (4.93 x 3.73)

Radiators, downlights, TV point, patio doors into garden.

Kitchen/Dining Room

18'6" x 15'7" (5.66 x 4.75)

Fitted with a range of base and eye level units finished in a gloss white with square edged worksurfaces above, inset single bowl and drainer with mixer tap above, mid level oven, hob with extractor above, integrated fridge freezer, space and plumbing for dishwasher, downlights, light tube, radiators, door to utility room and patio doors leading into rear garden.

Utility

4'4" x 4'10" (1.34 x 1.49)

Eyelevel units, space and plumbing for washing machine, space for tumble dryer, on counter sink, extractor, downlights, radiators, PVCu door to side.

Bedroom One

11'0" x 9'7" (3.37 x 2.93)

Window to front, radiator, built in wardrobes, downlights, door to

Ensuite

7'7" x 5'9" (2.32 x 1.77)

Two piece suite comprising a low level WC, oversized hand wash basin recessed in vanity unit, large shower tray with thermostatic shower, twin shower heads, glazed enclosure, extractor, downlights, tiled splash areas, small window to side.

Bedroom Two

9'1" x 10'0" (2.77 x 3.07)

Window to front, radiator, built in wardrobes.

Bathroom

6'3" x 6'4" (1.93 x 1.94)

Fitted with a three piece contemporary suite comprising a low level WC, sink set in a vanity unit, large bath with thermostatic shower above, towel warming radiator, tiled flooring and walls, downlights, extractor.

Store

5'7" x 4'11" (1.71 x 1.51)

Radiator, loft access hatch, downlights.

Outside

The property is approached via tarmac driveway offering off road parking, a ramp and stepped block paved area leads to the front door, side access to the rear garden on both sides with the whole enclosed with timber fencing and low level walling.

Rear Garden

Immediately abutting the rear of the property is a large patio area across the full width of the property, the remainder of garden is laid predominantly to artificial lawn, the whole is enclosed with a combination of timber fencing and hedging.

Garage

8'4" x 17'9" (2.56 x 5.42)

Up and over door, power and light connected, pedestrian door to side.

Material Information (Paragraph)

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

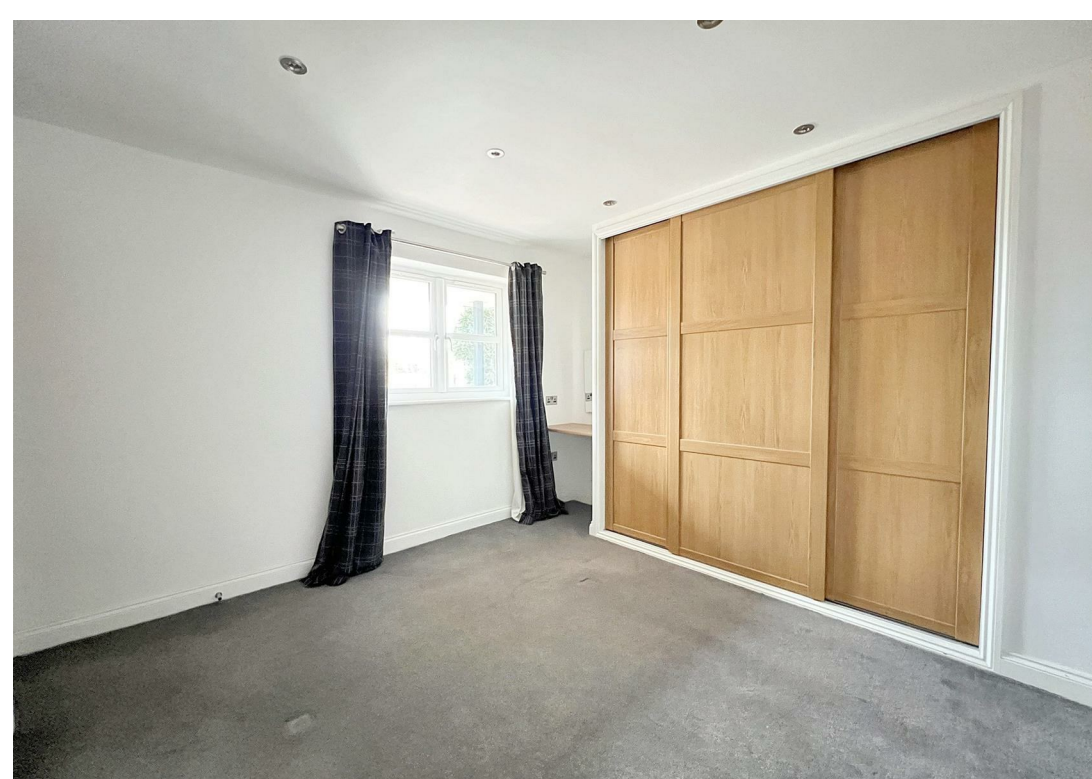
Sewerage: Mains

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



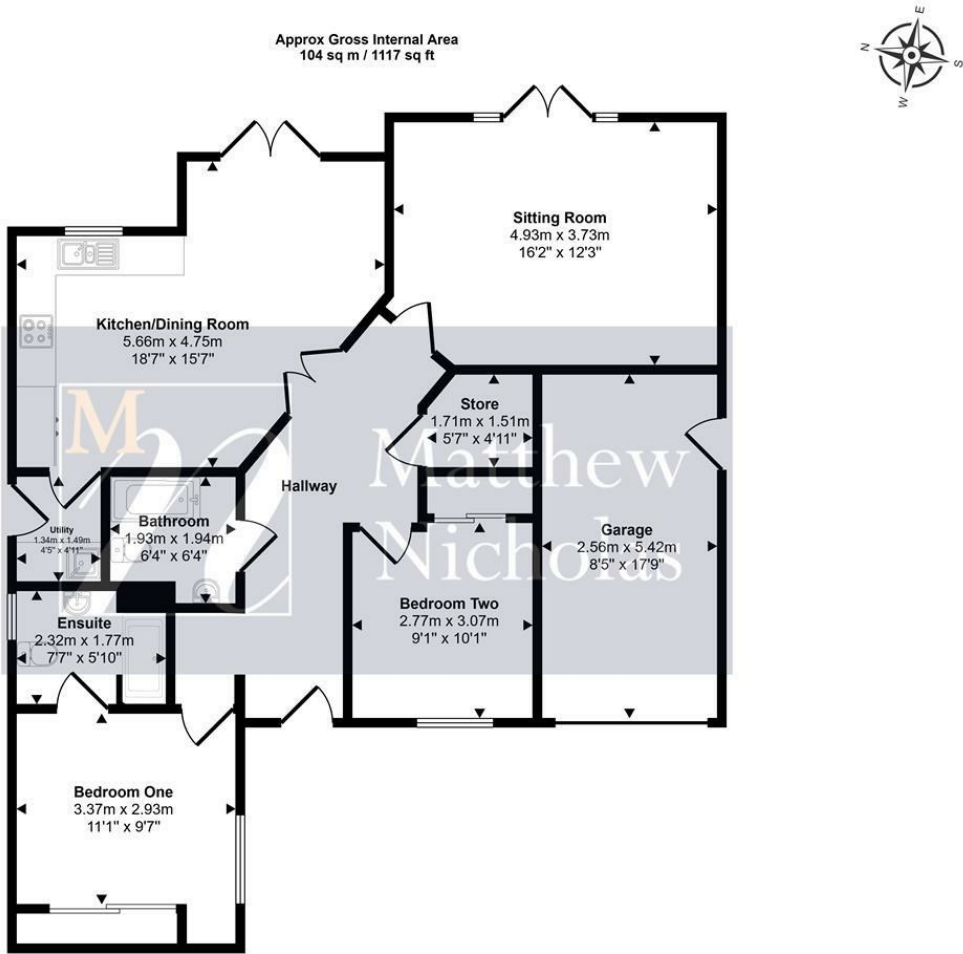
Local Authority: North Northamptonshire

Tax Band: D

Floor Area: 1117.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	81	
(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



Floorplan

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.