



181 London Road | Wollaston | NN29 7QS



Matthew
Nicholas



£375,000

A superbly extended and improved Redrow built three/four bedroom detached with flexible accommodation centering on a large kitchen/family room. Located towards the edge of the village, the living space could be used in a number of differing ways to suit any would be buyer. Offering a gas fired radiator heating system, PVCu double glazing and a refitted kitchen and bathroom, viewing is advised. The accommodation briefly comprises a hallway, guest WC, sitting room with doors to the kitchen/family room, study and bedroom four. The first floor offers a master bedroom with ensuite, two further bedrooms and a bathroom. Gardens to front and rear with a driveway.

- Extended detached family home
- Ground floor bedroom
- Refitted kitchen and bathroom
- Kitchen/family room opening onto the garden
- Study/extra sitting area
- Located towards the edge of the village

Composite part glazed door to the front leading into the

Entrance Hall

Radiator, dog-leg stairs to the first floor with store beneath, doors to the sitting room, kitchen family room and the guest WC.

Guest WC

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

Sitting Room

10'4" x 15'6" (3.17 x 4.73)

Window to front, radiator, TV point, coving. Double doors to the

Kitchen/Family Room

27'5" x 10'4" (8.37 x 3.17)

Kitchen area

Fitted with a contemporary range of units with solid wood block worksurfaces over. Inset one and a half bowl resin sink unit with telescopic mixer tap, ceramic hob, eye level AEG double oven, integrated dish washer, space for fridge/freezer. Upstands and LED counter lighting, central island with breakfast bar and feature lights above, vertical radiator. Window to the front and French doors to the garden.

Family/dining area

French doors to the garden, downlights. Door to the

Study

7'3" x 8'9" (2.22 x 2.68)

French doors to the garden, radiator, downlights.

Bedroom Four

7'3" x 16'11" (2.23 x 5.18)

French doors to the garden, radiator, downlights.

First Floor Landing

Window to the side, loft access, doors to all principal first floor rooms.

Bedroom One

11'4" x 12'11" (3.46 x 3.94)

Window to front, radiator. Door to the

Ensuite Shower Room

Fitted with a three piece suite comprising a low level wc, wall mounted wash hand basin and tiled shower cubicle with sliding doors. Tiled splash areas, radiator, expelair, obscured window to the side.

Bedroom Two

11'2" x 10'2" (3.41 x 3.11)

Window to rear, radiator.

Bedroom Three

7'1" x 10'9" (2.17 x 3.28)

Window to rear, radiator, full length mirrored wardrobes.

Bathroom

Refitted with a three piece suite comprising a low level wc, wash hand basin and panelled bath with shower above and glazed screen to the side. Tiled splash areas, radiator, expelair, obscured window the the side.

Outside

Approached via a shared driveway leading to driveway with off road parking. Laid to gravel with flower/shrubs inset. Mature hedge to road side.

Rear Garden

Immediately to the rear of the house is a large decked seating and path area. The remainder of the garden is lawned with borders, maturing trees and further seating area to the far end. Shed, exterior lighting, enclosed by fencing and considered private.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

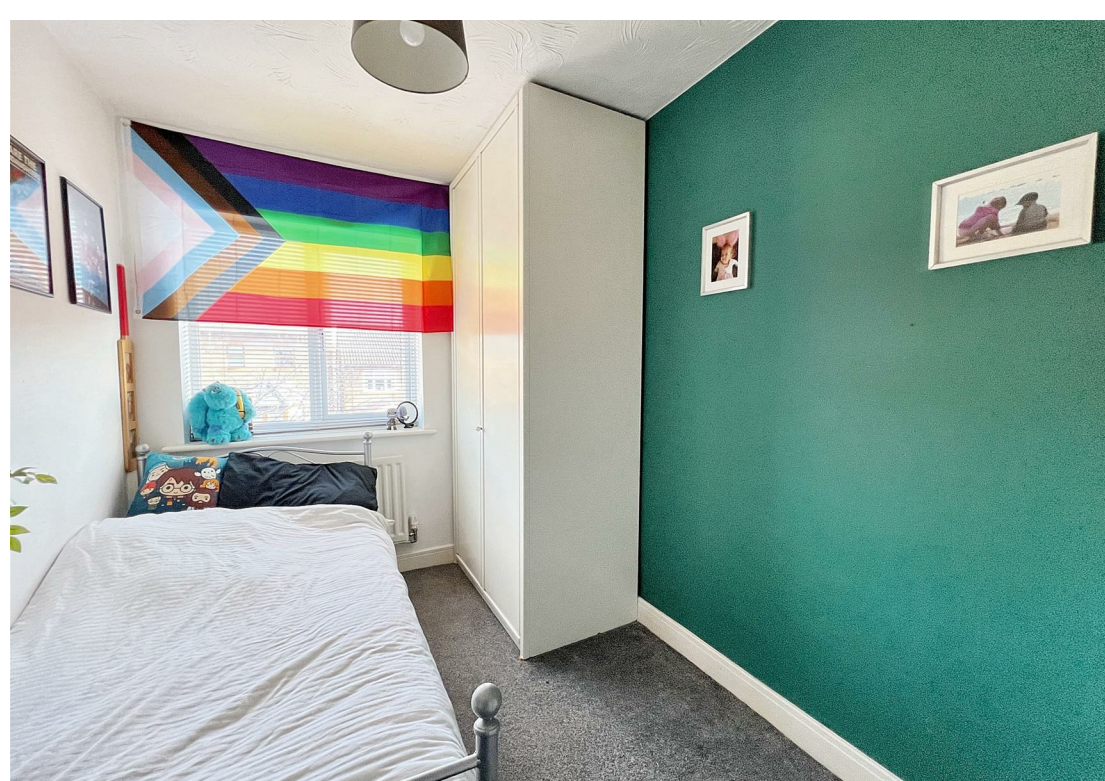
Sewerage: Mains

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



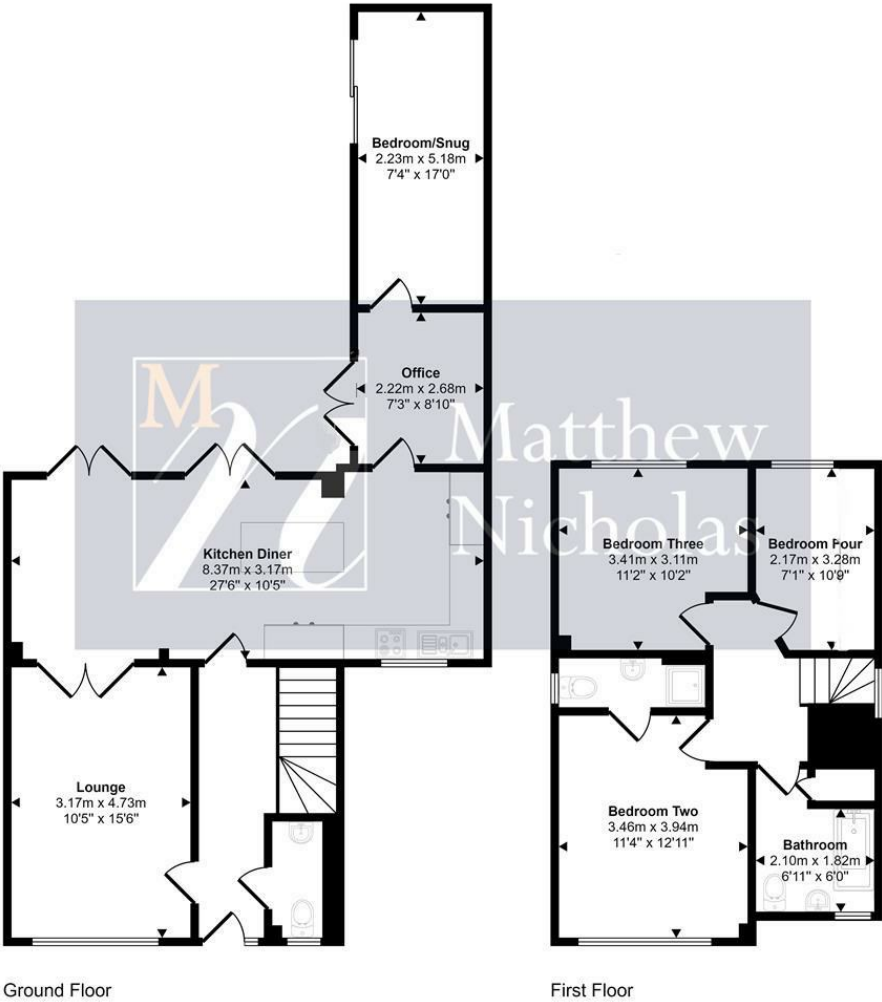
Local Authority: North Northamptonshire Council

Tax Band: D

Floor Area: sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		70
(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 



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
W www.matthewnicholas.co.uk



Matthew
Nicholas