



9 Council Street | Bozeat | NN29 7LS



Matthew
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Offers In The Region Of £299,995

A well-presented and characterful mature semi-detached house enjoying an attractive and large garden at the far end of a cul-de-sac in this popular village. Extended and well cared for family accommodation with the possibility of modernisation and extension (stc). Offering a hall, sitting room, kitchen, ground floor extension with dining room and family room, shower room, further bathroom (formerly a bedroom) and two well proportioned double bedrooms. Offered with a gas fired radiator heating system and PVCu double glazed windows. viewing is strongly advised.

- Great value extended mature semi-detached house
- Flexible living space with lots of potential
- PVCu double glazing
- Established road and no through road
- Ground floor shower room and first floor bathroom
- Gas fired radiator heating system

PVCu entrance door leading from the front into the

Entrance Hall

7'2" x 5'11" (2.19 x 1.81)

Radiator, panelled doors to the kitchen, bathroom and the

Sitting Room

15'6" x 10'9" (4.73 x 3.28)

Window to front, glazed panel door leading to the dining room, decorative fireplace with mosaic tiled hearth and timber mantel and surround, radiator.

Dining Room

11'6" x 10'0" (3.51 x 3.07)

Window overlooking the garden, radiator, door to the

Family Room

11'11" x 10'1" (3.65 x 3.08)

French style glazed doors to the garden. Radiator, storage cupboard, wood flooring. Doors to the

Kitchen

13'5" x 8'9" (4.10 x 2.68)

Fitted with a range of base and eye-level units with roll-edged worksurfaces above. Inset stainless steel sink with mixer tap, freestanding cooker. Plumbing and space for washing machine, space for fridge freezer. Tiled splash areas, wood flooring, radiator. Window and part-glazed door to the side.

Shower Room

5'11" x 5'10" (1.81 x 1.80)

Fitted with a three piece suite comprising a low level WC, wash hand basin and a shower cubicle. Tiled splash areas, radiator, wood flooring and obscured window to side.

First Floor Landing

Window to front on half landing, loft access hatch, exposed timber panelled doors to all bedrooms and the airing cupboard housing the central heating boiler and linen storage.

Bedroom One

13'11" x 8'11" (4.25 x 2.74)

Window to rear, radiator.

Bedroom Two

11'3" x 9'0" (3.43 x 2.76)

Window to rear, radiator.

Bathroom

11'0" x 6'1" (3.36 x 1.86)

Fitted with a three piece suite comprising a low level WC, pedestal wash hand basin and a bath with panel to side. Tiled splash areas, radiator, obscured window to front.

Outside

The property enjoys a large plot extending to three sides. Vehicle access exists from the road to provide parking for several cars to the side of the property on hardstanding. The front garden is laid to gravel with mature border and paved walkway.

Rear Garden

Abutting the rear of the property is a paved patio area extending into the garden, which is split by a walkway, laid to lawn on one side and shingle on the opposite. Mature planted beds, trees and shrubs throughout. Enclosed by a combination of fencing and mature planting.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

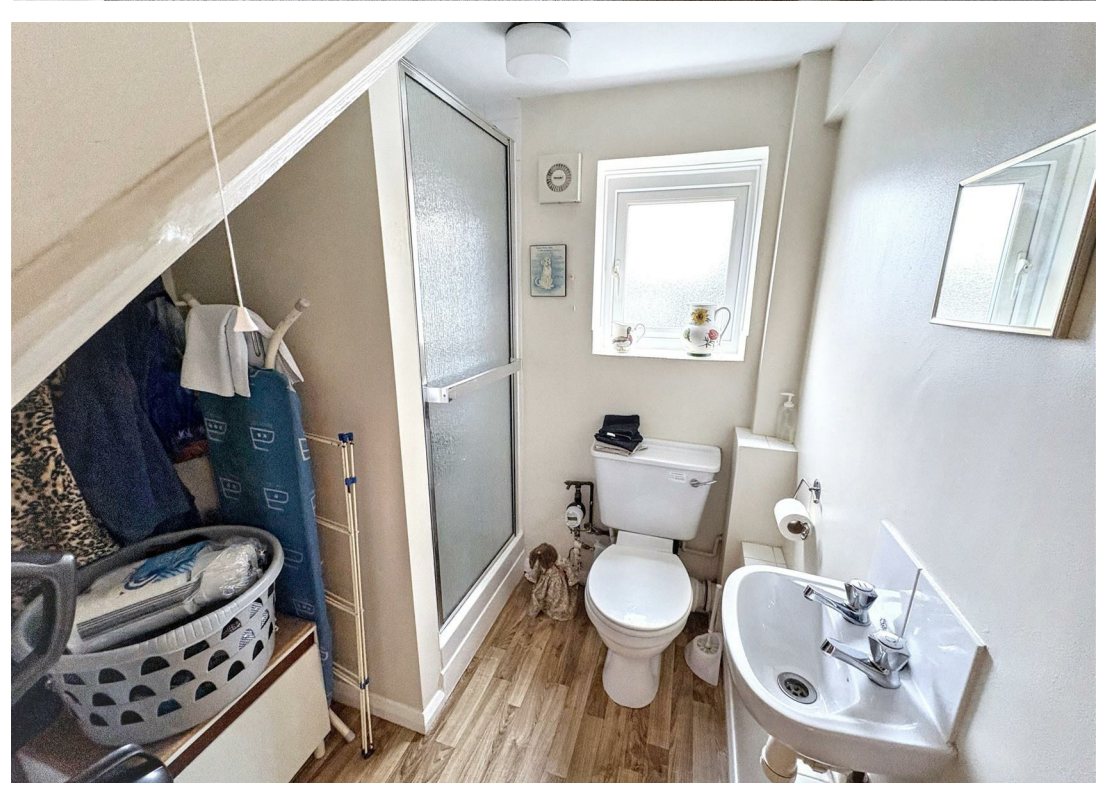
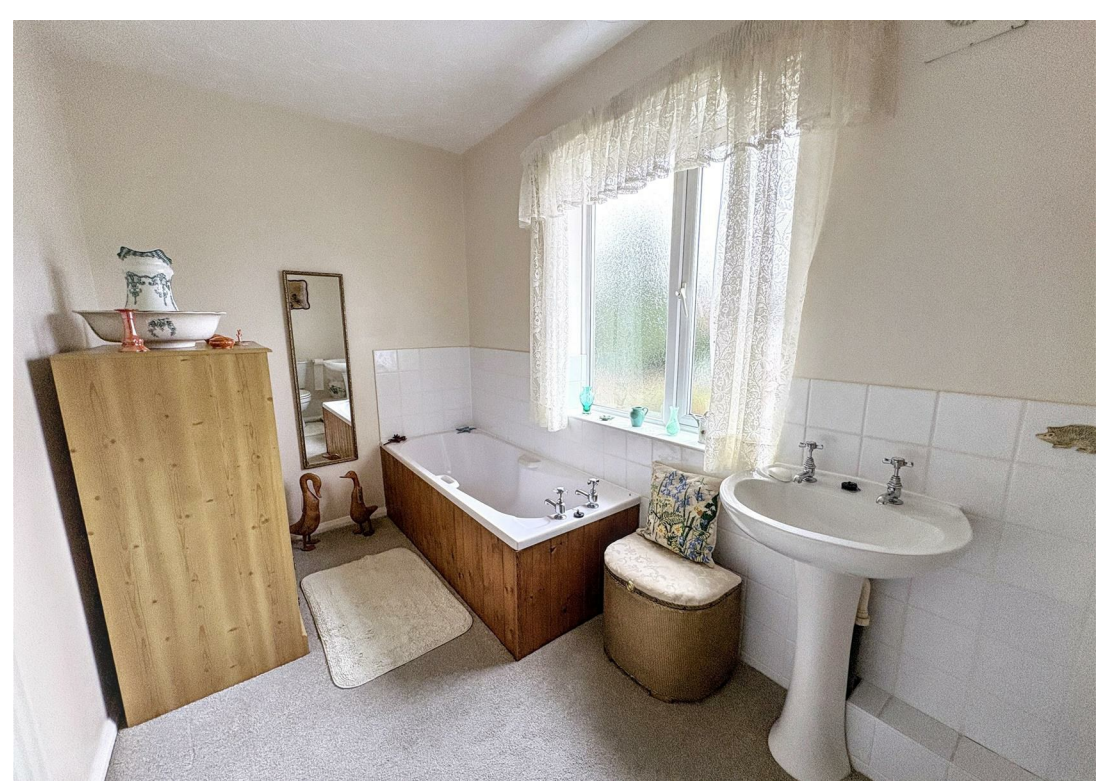
Sewerage: Mains

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



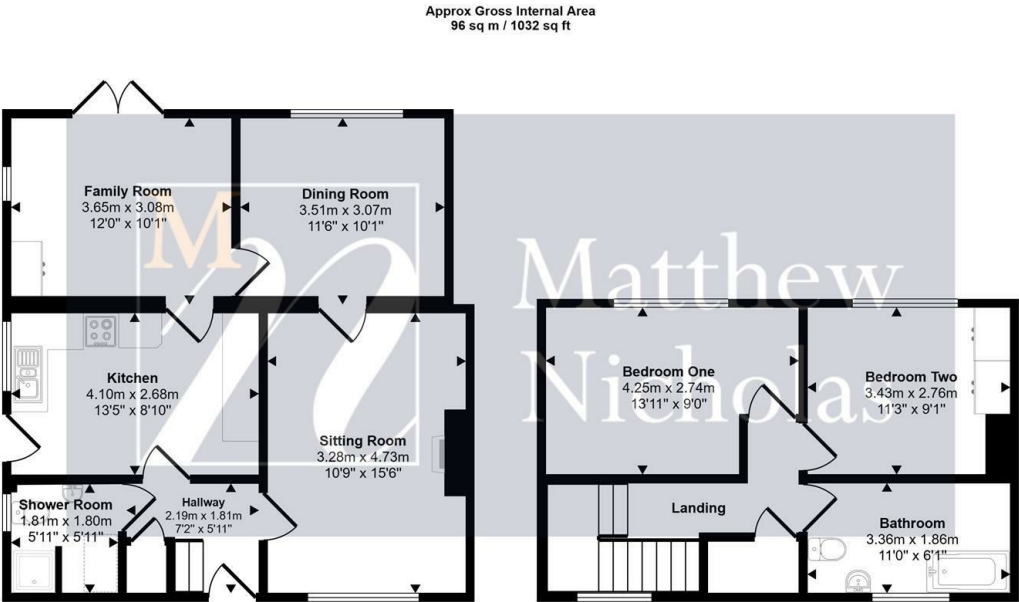
Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 1454.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	65	
(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 59 sq m / 636 sq ft

First Floor
Approx 37 sq m / 396 sq ft

Denotes head height below 1.5m

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.