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Red Gable, 90 London Road, Bozeat, Northamptonshire NN29 7JR

£675,000 Freehold

Red Gable, 90 London Road, Bozeat, Northamptonshire NN29 7JR

A spacious 4 bedroom detached village house in an enviable position occupying a substantial sized plot within the centre of the village that extends in total to around 0.418 acre (0.1691 hectare). The house was built in 1956 and has remained the family home throughout. It is now being sold with no onward chain.

The accommodation includes a hallway, lounge, conservatory, dining room, kitchen/breakfast room, downstairs toilet, landing 4 double bedrooms, walk-in storage room and two shower rooms. The property has UPVC double-glazing and gas radiator central heating.

The plot is sufficiently large enough for additional development subject to gaining planning and any other required consents. Prospective purchasers should make their own enquiries in this regard.

The property is situated within the sought after village of Bozeat and is convenient for access to Wellingborough, Northampton, Bedford and Milton Keynes. A regular train service operates from Wellingborough railway station to London St Pancras with a journey time of around 55 minutes.



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The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Porch

Double-glazed front door with double-glazed panels flanking. Original oak part glazed inner door leading to hallway.

Entrance Hall

Under-stairs cupboard, radiator, stairs rising to 1st floor landing and doors off to lounge, dining room and kitchen.

Lounge

22'3" x 10'11" (6.78m x 3.33m)

Two radiators, ceiling coving, wall light points, UPVC double-glazed window to the front and double-glazed patio door to the conservatory,

Conservatory

17'9" x 8'10" (5.41m x 2.69m)

Radiator. UPVC double-glazed windows to three sides. Double-glazed patio door to the rear and further double-glazed door to the side, both giving access into the garden.

Dining Room

11'11" x 11'0" (3.63m x 3.35m)

Radiator and UPVC double-glazed window to the front.

Kitchen/Breakfast Room

14'3" x 11'11" min 14'5" max (4.34m x 3.63m min 4.39m max)

Range of base and wall units, work-surface areas and 1.5 bowl sink. Range of integrated appliances to include electric double oven, ceramic hob, extractor hood, dishwasher, fridge and freezer. The sellers have also advised that the free-standing washing machine and separate tumble dryer will also be included in the sale. UPVC double-glazed window to the rear, UPVC double-glazed door to conservatory and sliding door off to WC.

Toilet

Low-flush WC. UPVC double-glazed window to the conservatory.

First Floor Landing

UPVC double-glazed window to the side, two radiators and doors off to all bedrooms and both shower rooms.

Bedroom 1

15'11" x 10'11" (4.85m x 3.33m)

Radiator, ceiling coving and UPVC double-glazed windows to the front and side.

Bedroom 2

15'0" x 10'11" (4.57m x 3.33m)

Radiator, ceiling coving and UPVC double-glazed windows to the side and rear.

Bedroom 3

12'11" x 8'11" (3.94m x 2.72m)

Radiator, ceiling coving and UPVC double-glazed window to the front. Door leading to adjoining store room.

Under-Eaves Store Room

19'3" x 8'7" max (5.87m x 2.62m max)

A very useful space with lighting and radiator. The room has a sloping ceiling which gives part restricted head-height.

Bedroom 4

9'1" x 8'11" (2.77m x 2.72m)

Radiator, ceiling coving and UPVC double-glazed window to the front.

Main Shower Room

Good sized shower, pedestal washbasin and close-coupled WC. Radiator, tiled walls, linen cupboard and UPVC double-glazed window to the rear.

Second Shower Room

With white suite comprising corner shower, pedestal washbasin and close-coupled WC. Tiled floor, tiled walls, two towel radiators and UPVC double-glazed window to the side.

Outside

The property occupies a substantial sized plot that extends in total to around 0.418 acre (0.1691 hectare). A block paved driveway provides generous off road parking and access to the tandem garage (described more fully below). The main gardens are to the front, side and rear of the house and are laid mostly to lawn. Number of trees including a mature Walnut (has a tree preservation order), apple, plum and pear. There is a paved patio area, useful detached garden store/workshop, garden toilet and external boiler room. The garden also has a sunny westerly rear aspect.

Tandem Garage

30'10" x 9'0" (9.40m x 2.74m)

Powered garage door, UPVC double-glazed side door and UPVC double-glazed side window. Light and power sockets.

Council Tax Band

North Northamptonshire Council. Council tax band E.

Referral Fees

Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

Important Note

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.







This plan is for illustrative purposes only and intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

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Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
	Current	Potential		
 A (92-100) - Very energy efficient - lower running costs B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) - Not energy efficient - higher running costs	82	64	 A (91-94) - Very environmentally friendly - lower CO ₂ emissions B (85-88) C (75-84) D (65-74) E (55-64) F (45-54) G (35-44) - Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC