



1 South Street | Wollaston | NN29 7RX



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## Offers In The Region Of £239,995

A superbly extended and improved three bedroomed mature semi-detached family home, enjoying a corner plot with off-road parking and accommodation, centring on a superb kitchen/family room. Viewing is advised. Offering a gas fired radiator heating system, PVCu double glazing and a high standard of kitchen and bathroom fittings, decoration is neutral throughout and the accommodation briefly comprises of a hallway, sitting room, kitchen/diner/family room, utility and guest cloak room/WC, The first floor landing leads to three well-proportioned bedrooms and a refitted family bathroom, gardens, driveway.

- Unusual three bedroomed mature semi-detached
- Sought after village
- Driveway for two cars with EV charger
- Large kitchen/family room
- Enclosed rear garden and corner plot
- No onward chain

Decorative glazed entrance door leading from the front into the entrance hall.

### **Entrance hall**

Radiator, staircase rising to the first floor landing, panelled doors leading through to the sitting room.

### **Sitting Room**

14'2" x 12'11" Max (4.32 x 3.94 Max)

Window to the front, two radiators, feature fireplace with timber surround, marble inset and hearth, fitted gas fire with back boiler serving domestic hot water and heating, TV point, Telephone point, coving, wall-light points, central heating thermostat, further panelled door leading through to the kitchen diner/family room.

### **Kitchen Diner/ Family room**

15'4" x 17'6" Max (4.67 x 5.33 Max)

Re-fitted with a range of cream gloss finished base and eye-level units with solid wood block work surfaces above, inset one and half bowl sink and drainer with mixer tap, 'Cannon' stainless steel cooker, (available by separate negotiation), with corresponding splash back and chimney style extractor above, integrated dishwasher, integrated fridge/freezer, large larder style storage, under counter lighting, tiled splash areas, space for dining table and further furniture, two radiators, TV point, tiled floor with with electric under-floor heating, Velux style skylight, window and French style doors opening to the garden, further panelled door to the utility room.

### **Utility Room**

Fitted with a work surface with space beneath for washing machine and tumble dryer, eye-level storage cupboards, tiled floor, part- glazed door leading out to the garden, further door leading to the guest cloakroom/WC.

### **Guest cloak/WC**

Fitted with a two piece suite in white, with tiled splash areas, radiator, tiled floor expelair, obscured window to the rear.

### **First Floor Landing**

Window to the side access to roof space with pull-down ladder radiator panelled doors to all first floor rooms

### **Bedroom One**

10'11" x 9'10" Max (3.33 x 3.00 Max)

Window to the front, radiator.

### **Bedroom Two**

13'3" x 8'5" Max (4.04 x 2.57 Max)

Window to the rear, radiator.

### **Bedroom Three**

10'1" x 7'5" Max (3.07 x 2.26 Max)

Window to the rear, radiator, airing cupboard housing a lagged hot water cylinder with slatted shelving above.

### **Bathroom**

Re-fitted with a three piece suite in white, including bath with tongue and groove style panelling to the side, and 'Mira' shower above, concertina style glass screen, tiled splash areas, contemporary towel warmer, tiled floor, obscured window to the side.

### **Outside**

The property enjoys a corner plot with a wall and hedge retained front and side garden, predominantly laid to lawn with pathway leading to the main entrance door. To the side of the property is a double width block paved driveway providing private parking for two vehicles with timber gated access to the main garden. The main garden is predominantly laid to lawn with paved patio area flower/shrub borders and three timber tool sheds. Enclosed by a combination of fencing.

### **Material Information**

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

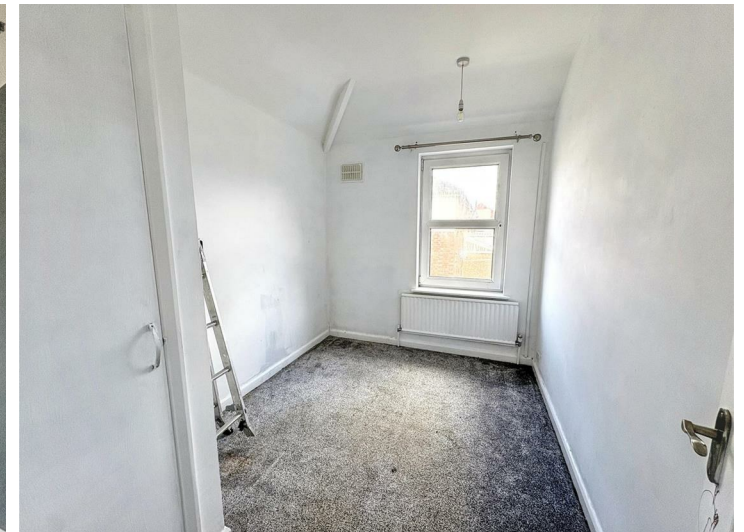
Heating: Gas radiators

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.

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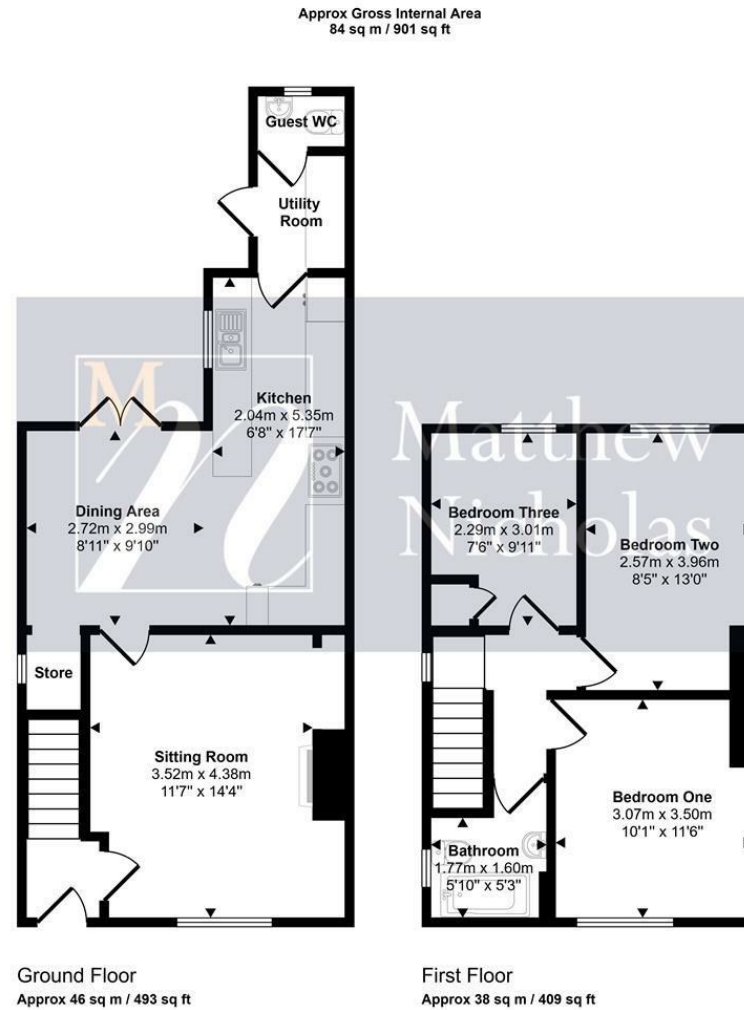
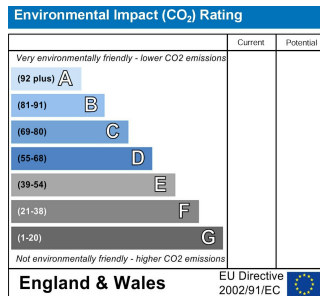
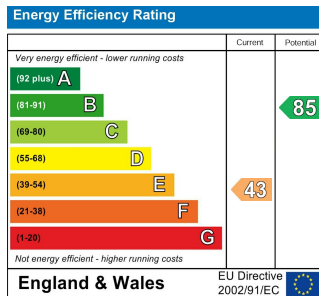
# Further Information



Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 827.00 sq ft



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.

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