1 Wheelwright's Yard | Bozeat | NN29 7JW

Matthew Nicholas

Offers In Excess Of £325,000

A delightful three/four bedroom stone cottage on the edge of the village in Bozeat. Having been extensively renovated throughout the current owners occupation the property benefits from three reception rooms, one currently used as a guest bedroom, a large kitchen/breakfast room, utility room and guest WC. To the first floor are two double bedroom, a single and large family bathroom. The outside offers an east facing private walled garden with retained beds and planting. Viewing recommended.

- Stone build three/four bedroom cottage
- Large kitchen breakfast room
- Well presented throughout
- Three reception rooms
- Private walled garden
- Period features with working stoves

Storm porch with Composite door leading into

Entrance Hall
Stairs to first floor landing, doors into dining room and into

Family Room/Bedroom Four
10'5" x 11'4" (3.18 x 3.46)
Windows to front and rear, radiator, feature fireplace with tiled hearth and timber mantle, exposed ceiling beams, door into

Guest WC
Comprising a low a level WC, hand wash basin, tiled splash areas, towel warming radiator, tiled flooring, window to rear.

Dining Room
8'1" x 11'6" (2.48 x 3.51)
Windows to front and rear, radiator, feature fireplace with stove, tiled hearth and timber mantle, panelling, exposed ceiling timbers, doorway leading through into

Kitchen/Breakfast
12'2" x 11'7" (3.71 x 3.54)
Fitted with a range of base and eye level units finished in a blue shaker style with wooden rolled edge worksurfaces above. Inset one and half bowl sink and drainer with stainless steel mixer tap above, gas hob with extractor above, mid level oven, integrated slimline dishwasher, space and plumbing for washing machine, space for under counter fridge, tiled splash areas, space for breakfast table, exposed ceiling timbers, twin skylights, wooden flooring, vertical radiator, windows to front and side, walkthrough to sitting room and door into

Utility Room
6'1" x 4'3" (1.86 x 1.31)
Space for tumble drier and fridge freezer, coat hooks, vinyl flooring, patio doors into rear garden.

Sitting Room
12'0" x 10'4" (3.68 x 3.16)
Window to rear, radiator, TV point, door to rear garden.

First Floor Landing
Window to rear, doors to all principal first floor rooms.

Bedroom One
13'6" x 15'2" (4.12 x 4.64)
Windows to rear and side, radiator, exposed ceiling timbers.

Bedroom Two
10'6" x 11'10" (3.21 x 3.62)
Window to front, radiator, built in storage cupboard also providing loft access hatch.

Bedroom Three
7'3" x 8'5" (2.23 x 2.59)
Window to front, radiator, loft access hatch.

Bathroom
6'3" x 8'11" (1.91 x 2.72)
Fitted with a three piece suite comprising of a low level WC, pedestal hand wash basin, and bath with panelling to side. Electric shower over bath, glazed screen, tiled splash areas, panelling to walls, timber flooring, towel warming radiator, linen cupboard, expelair, obscured lazed window to side.

Outside
The property is approached via no through lane and sits behind a small bed of planting.

Rear Garden
Immediately abutting the rear of the property is a concrete path which expands with the width of the property and leads to a gate with side access to the front of the cottage. The remainder of garden is predominantly laid to lawn with a private decked area all retained but stonewalling. Timber sleeper retained beds with planting, easterly in direction, the whole is enclosed with a combination of timber fencing and brick walling.

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.

Should you wish to submit an offer on any property through Matthew Nicholas Estate Agents Limited, you will be required to demonstrate your ability to finance that offer with bank statements, mortgage pre-approval confirmations and/or written confirmation of your status from a solicitor or financial advisor.

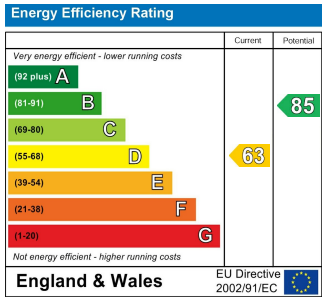
Prior to acceptance of any offer on our clients behalf, you will be required to pass an ID and anti-money laundering check. This is conducted via a third party and is chargeable at £60 (inc Vat) per transaction. Please call the office to confirm how to settle it.

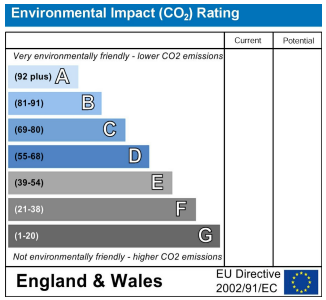
Further Information

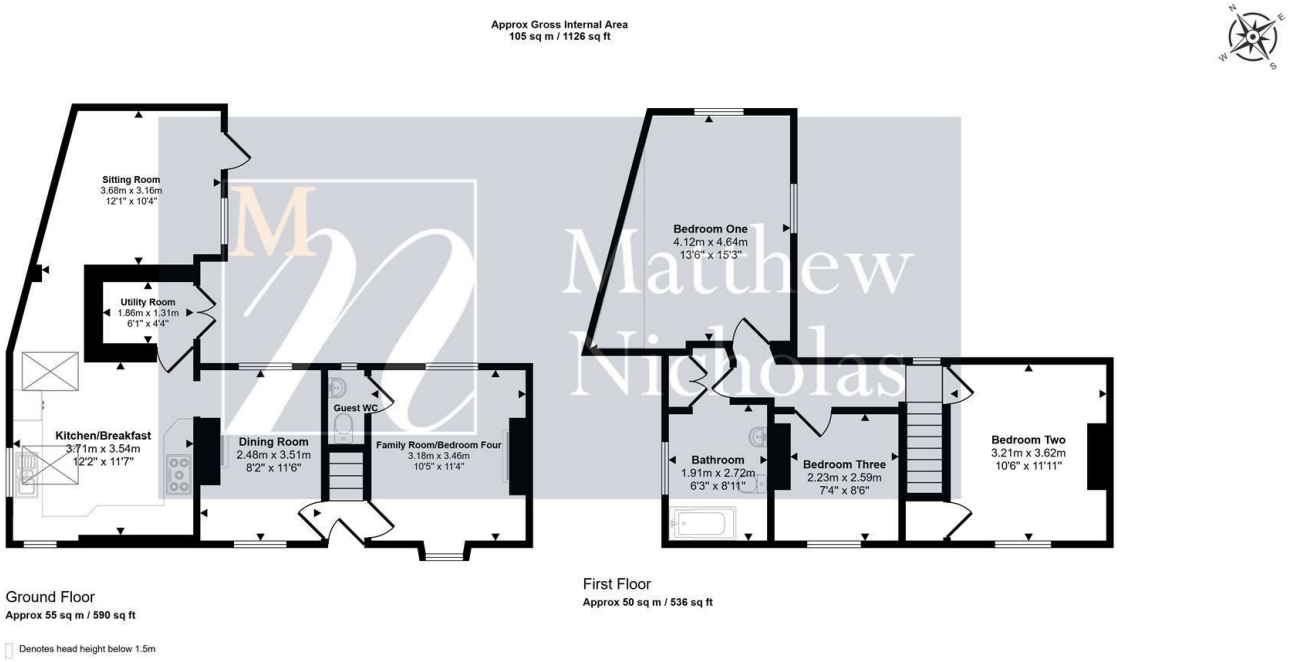
Local Authority: North Northamptonshire Council

Tax Band: D

Floor Area: 1126.00 sq ft







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.

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