



42 Mill Road | Bozeat | NN29 7JA



Matthew
Nicholas



Price Guide £325,000

Offered to the market is this recently refurbished three bedroom detached house located centrally within the village of Bozeat. The property benefits from a newly installed gas fired heating system, boiler and radiators, refitted kitchen and bathroom and a generous plot offering scope to extend the property to two elevations subject to necessary consents. In brief the property consists of a sitting room, kitchen/diner, three bedrooms and bathroom with separate WC. Outside the property offers a south facing rear garden and a single detached garage with driveway to the front.

- Three bedroom detached
- Garage and driveway
- Generous plot offer scope to extend (STC)
- Refitted kitchen and bathroom
- South facing garden
- Chain free

PVCu door leading into

Entrance Hall

Stairs to first floor landing, laminate flooring, doors to kitchen and into

Sitting Room

11'9" x 13'10" (3.59 x 4.24)

Window to front, radiator, feature fireplace with painted hearth and wooden mantle above, TV point, door to kitchen/diner.

Kitchen/Dining Room

18'2" x 8'4" (5.55 x 2.55)

Kitchen Area

Recently refitted with a a range of base and eye units in a shaker style with quartz style worksurfaces above, inset stainless steel single bowl and drainer with mixer tap above, low level oven, electric hob with extractor above, upstands, space and plumbing for washing machine, under stairs pantry, window to rear.

Dining Area

Radiator, Worcester wall mounted gas fired combination boiler, cupboard to match kitchen, peninsula work top for breakfast bar, patio doors to garden.

First Floor Landing

Window to side, loft access hatch, built in storage cupboard, doors to all first floor rooms.

Bedroom One

10'3" x 10'11" (3.13 x 3.35)

Window to front, radiator.

Bedroom Two

10'3" x 10'11" (3.13 x 3.35)

Window to rear, radiator.

Bedroom Three

8'10" x 8'0" (2.71 x 2.46)

Window to front, radiator.

Bathroom

4'11" x 5'6" (1.50 x 1.68)

Fitted with a two piece suite in white comprising a pedestal hadn wash basin and bath with panel to side, telephone style mixer tap above including shower attachment, heated towel warming radiator, tiled splash areas, obscured glazed window to rear.

WC

Newly fitted WC, obscured glazed window to rear.

Rear Garden

Immediately abutting the rear is a slabbed patio area, the remainder is predominantly laid to lawn with mature hedging. Southerly in aspect the whole is enclosed with a combination of timber fencing.

Outside

The property sits behind a lawned frontage with concrete path to side leading to the front door and side garden gate. To the side is concrete driveway leading to a single garage.

Garage

9'0" x 16'11" (2.76 x 5.17)

Brick build with up and over door to front.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

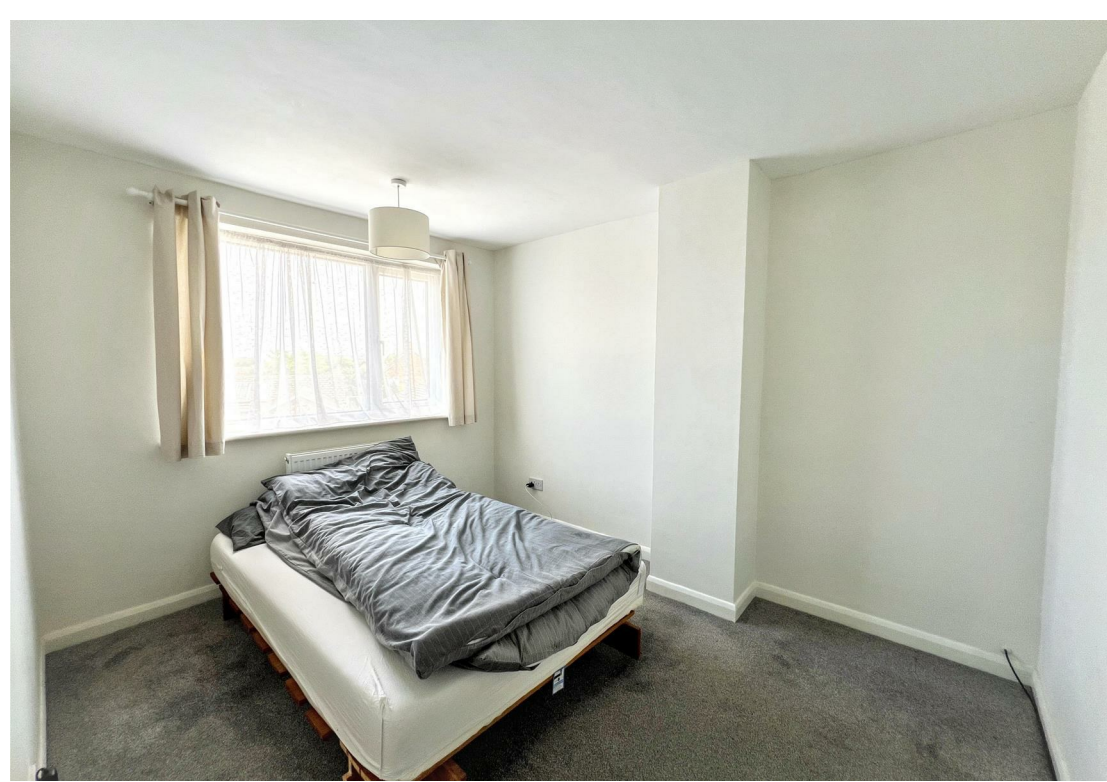
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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.





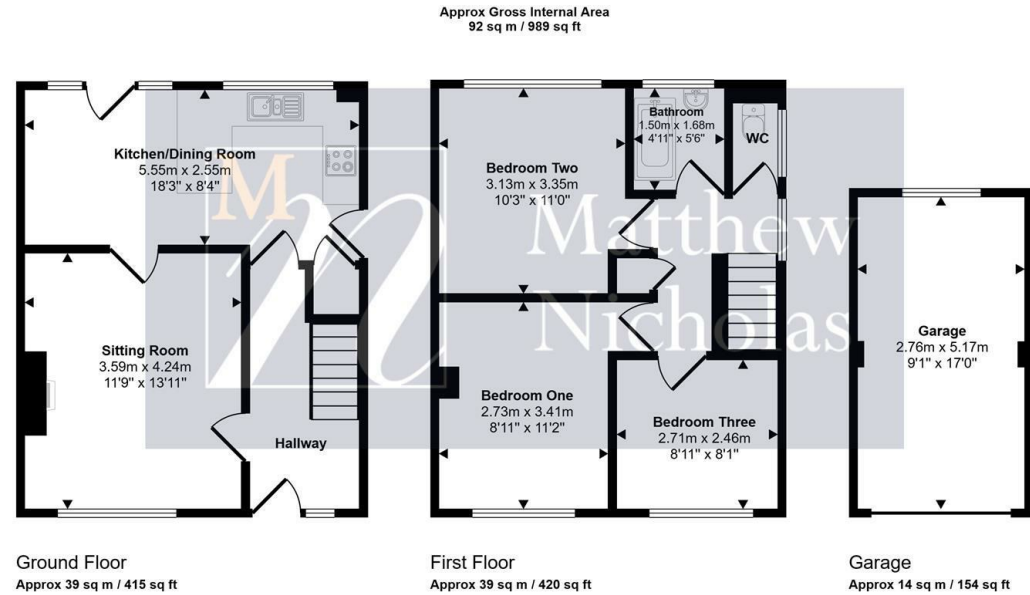
Further Information



Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 989.00 sq ft



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	80
	65
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	
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.

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