



3 South Street | Wollaston | NN29 7RX



Matthew
Nicholas



Offers In The Region Of £279,995

A mature and rarely available three bedroom semi-detached house situated centrally in the village but enjoying a large corner plot with detached single garage and the possibility (stc) for further extension and improvement. Having been subject to a number of improvements by the current owners, the house offers well proportioned accommodation over two floors with the benefit a recently replaced gas boiler to radiators and PVCu double glazing. The accommodation briefly comprises of an entrance hall, sitting room, kitchen/breakfast room, first floor landing, three bedrooms and a shower room, Outside, the gardens off lots of parking to the front, a single garage along with a private and secure rear garden with a covered outside entertaining space. Viewing is recommended.

- Mature semi-detached house on versatile plot
- Detached garage
- Neutrally decorated and well presented
- Lots of parking with potential to gate
- Further scope for extensions (stc)
- Central village location close to amenities

Composite part glazed door leading from the front into the

Hall

Radiator, staircase to first floor, central heating thermostat, glazed door through to the sitting room.

Sitting Room

13'1" x 14'2" (4.01 x 4.34)

Window to the front, two radiators, wood burner with timber mantel and slate hearth, wood effect flooring, further glazed door through to the kitchen/dining room

Kitchen/Dining Room

16'3" x 9'10" (4.96 x 3.00)

Fitted with a range of cream coloured base and eye-level units with work surfaces above, inset single drainer polycarbonate sink with mixer tap, space for slide in range style gas/electric cooker, space and plumbing for washing machine and dishwasher, radiator, access to under stairs store, two windows to the rear, glazed door to the outdoor entertaining space.

First Floor Landing

Window to the side, radiator, doors allowing access to all bedrooms and the bathroom.

Bedroom One

10'0" x 11'1" (3.06 x 3.38)

Window to the front, radiator.

Bedroom Two

8'5" x 13'0" (2.58 x 3.98)

Window to the rear, radiator.

Bedroom Three

7'1" x 9'11" (2.16 x 3.04)

Window to the rear, radiator, wall-mounted gas fired central heating boiler, serving domestic hot water and radiators.

Bathroom

5'6" x 5'0" (1.68 x 1.54)

refitted with a three-piece suite comprising of a low-level WC, vanity mounted wash hand basin and larger than average 'walk in' shower cubicle with rainfall overhead shower, tiled splash areas, radiator, xpelair, obscured window to the side.

Outside

The property enjoys a larger than average corner plot and is accessed from the road via a driveway providing off-road parking for several vehicles. Areas of planted flower/shrub beds, access may be gained from the driveway to the main entrance door, rear garden via a timber gate and the detached single garage. The front garden is enclosed by a combination of fencing and low-level brick walling.

Rear Garden

Immediately abutting the side of the property is a covered patio area with further gravel seating areas and an area of artificial lawn. An exterior WC and brick built shed are located to the far corner of the garden, just behind a further area of lawn. Planted borders, two mature evergreen trees and a gravel path and personal door allowing access to the detached single garage

Detached Garage

9'9" x 22'8" (2.97m x 6.91m)

Up and over door, power and light connected.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

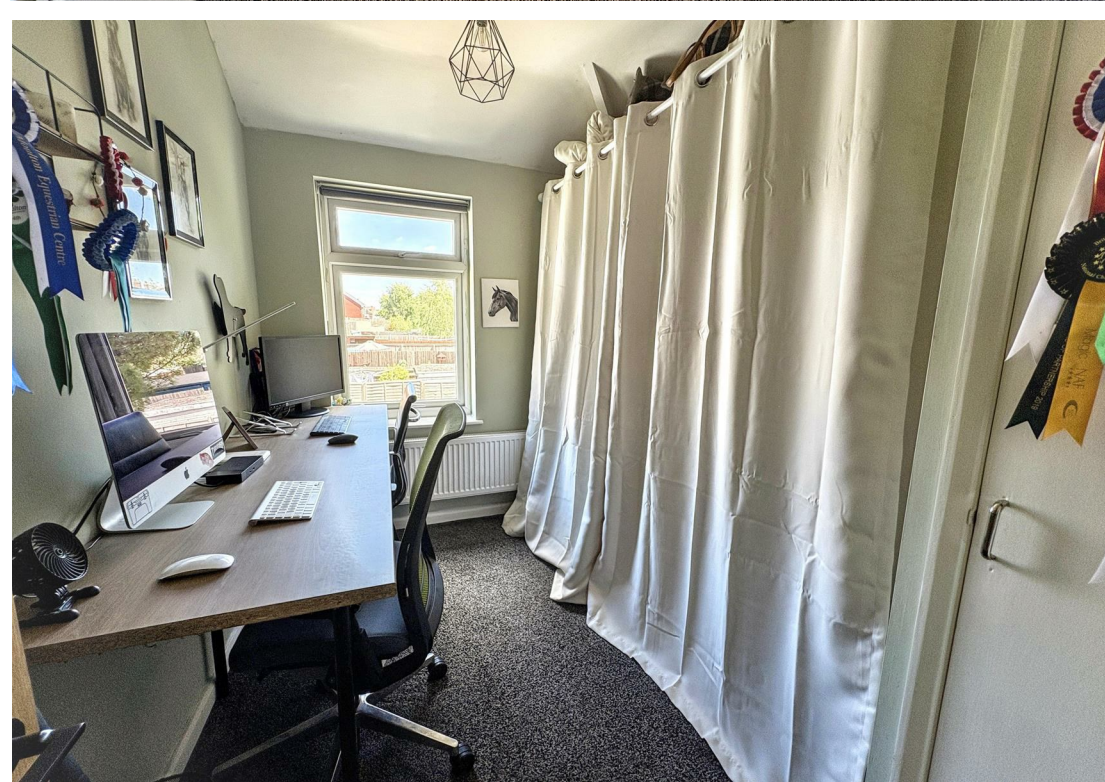
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Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.

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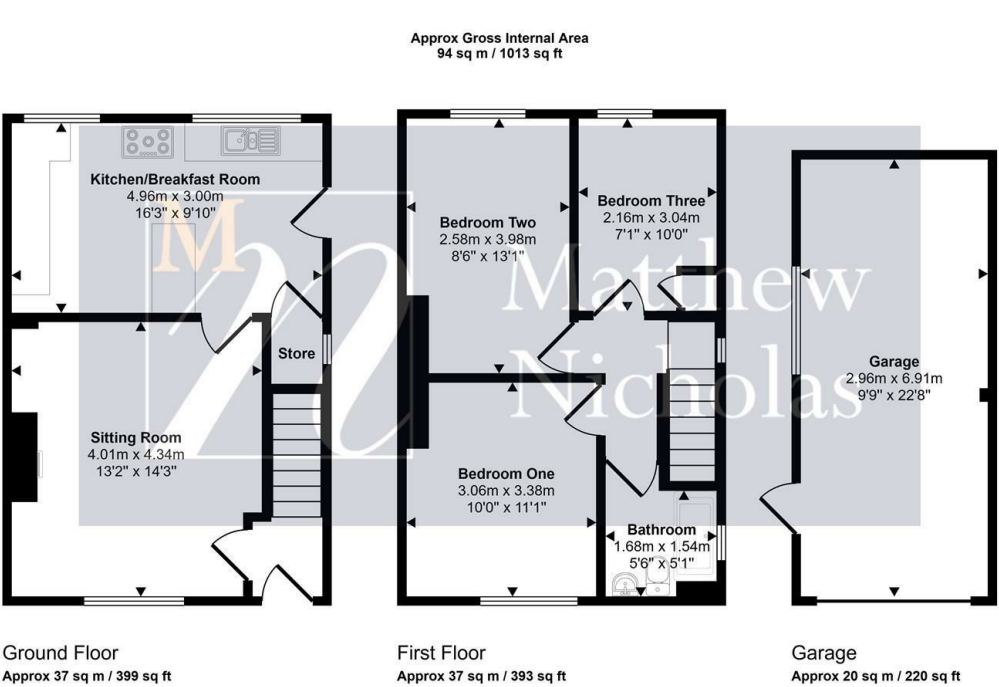
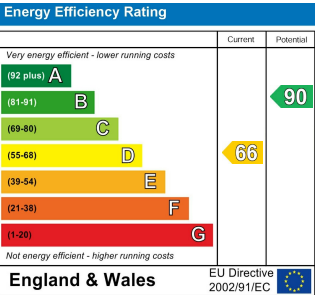
Further Information



Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 1013.00 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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