



1 Fullwell Road | Bozeat | NN29 7LX



Matthew Nicholas



Offers In The Region Of £350,000

An Alfred Underwood built detached house enjoying a large corner plot backing onto farmland providing the basis for the creation of a superb family home on the edge of this sought after village. Having been in single ownership since it was built, the property provides light and airy accommodation laid over two floors with the benefit of PVCu double glazing, eighteenth edition compliant wiring and an electric storage heating system. Providing ample opportunity to extend (stc) the property currently comprises a porch, entrance hall, sitting room with open fireplace, dining room, kitchen, lobby, WC and barn/utility. The first floor landing allows access to the three well-proportioned bedrooms and family bathroom. A driveway, single garage and gardens to all sides are provided. No onward chain.

- Detached house on superb corner plot
- Opportunities to improve and extend (stc)
- Electric storage heating
- Open aspect to the rear
- PVCu double glazing
- No chain

Glazed sliding door into

Porch

8'10" x 3'0" (2.70 x 0.92)

Of flat roof and brick construction, down light, timber glazed door into

Entrance Hall

12'7" x 7'7" (3.85 x 2.33)

Electric radiator, stairs to first floor landing, under stairs storage, parquet flooring, doors to kitchen and

Sitting Room

16'11" x 11'11" (5.16 x 3.64)

Dual aspect windows to front and side elevations, electric radiator, feature fireplace, door leading into

Dining Room

9'11" x 8'11" (3.04 x 2.72)

Window to rear, electric radiator, door into

Kitchen

11'6" x 9'1" (3.52 x 2.78)

Fitted with a range of base and eye level units in white with rolled edge worksurfaces above, single bowl sink and drainer with mixer tap above, four ring electric hob, mid level oven, tiled splash backs, space and plumbing for dishwasher, tiled flooring, door into

Hallway

12'8" x 2'11" (3.87 x 0.91)

PVCu door to rear garden, doors to utility room and

WC

Two piece suite comprising of a low level WC and hand wash basin, tiled flooring, obscured glazed window to rear.

Barn/Utility

8'6" x 5'6" (2.61 x 1.68)

Space and plumbing for washing machine and/or tumble dryer, power connected, obscured glazed window to rear.

First Floor Landing

Window to side, electric radiator, loft access hatch, doors to all principal rooms.

Bedroom One

14'0" x 11'10" (4.27 x 3.63)

Windows to front and side elevations, electric radiator.

Bedroom Two

13'6" x 8'10" (4.12 x 2.70)

Windows to rear and side, electric radiator.

Bedroom Three

10'9" x 8'9" (3.28 x 2.69)

Window to front, electric radiator, built in storage cupboard.

Bathroom

8'3" x 5'6" (2.52 x 1.68)

Fitted with a three piece suite comprising a low level WC, hand wash basin and bath, electric shower over bath, shower curtain, towel warming radiator, tiling to all walls and flooring, obscured glazed window to front.

Outside

Situated centrally on a wrap around plot, the house sits behind a generous frontage of concrete driveway and shingle offering off road parking for a number of vehicles, the remainder is laid to lawn and well screened with evergreen mature trees.

Garage

16'3" x 8'6" (4.96 x 2.61)

Up and over door, power and light connected, window to side.

Gardens

To the left of house is a hard standing concrete area with pathway leading to the rear passed the access door to the utility area which is screened with timber fencing. Behind this fencing is a large slabbed patio area which opens out onto the remainder of the rear garden which is predominantly laid to lawn with central pathway, mature trees and shrubs extend round to the right side of the garden which is also laid to lawn, The whole is enclosed with a combination of mature hedging, walling and timber fencing, considered private with views to the rear overlooking farmland.

Material Information

Electricity Supply: Mains

Gas Supply: No currently connected, but main in road

Water Supply: Mains (Metered or Rateable)

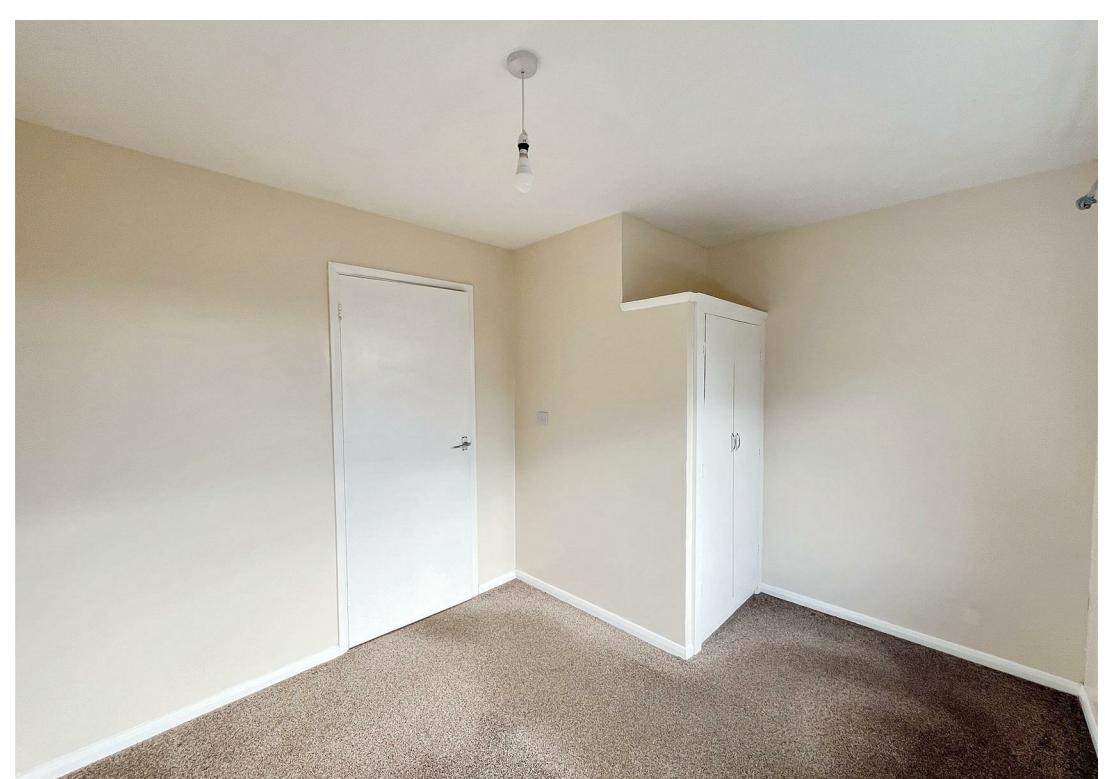
Sewerage: Mains

Heating: Electric storage heating

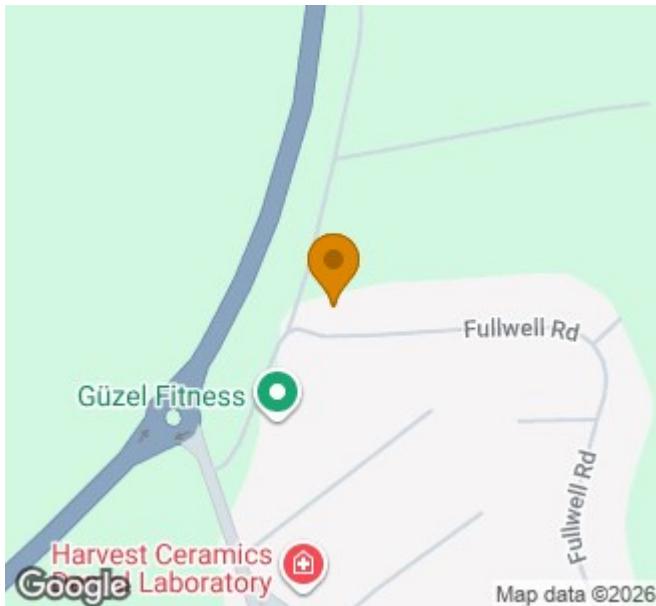
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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





Further Information



Local Authority: North Northamptonshire Council

Tax Band: D

Floor Area: 1382.00 sq ft

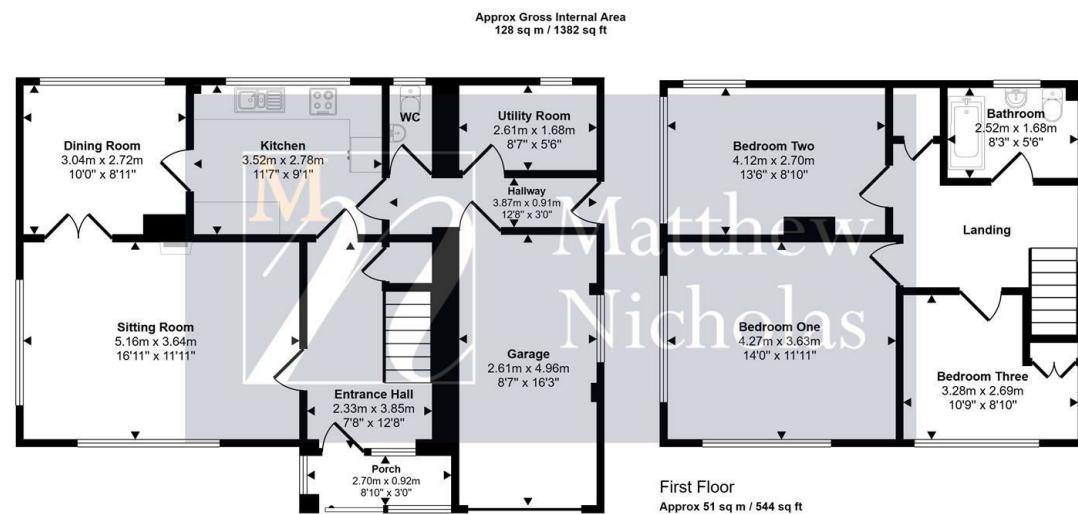
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		45
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	EU Directive 2002/91/EC	

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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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.