



26 Allens Hill | Bozeat | NN29 7LW



Matthew  
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## Offers In The Region Of £425,000

One of a pair of Edwardian villas built for two members of the same family in the early twentieth century. Each is unique and this example has been lovingly improved by the current owners. Boasting a gas fired radiator heating system, custom PVCu 'heritage' style windows, superbly refitted kitchen/breakfast room, stylishly remodeled shower room and bathroom, the property is also beautifully decorated in neutral tones. Comprising an entrance hall, sitting room, dining room, kitchen/breakfast room, rear hall/lobby and ground floor shower room. The first floor offers two well proportioned double bedrooms, a third single bedroom and family bathroom. Garage, gardens and outbuildings.

- Delightful period semi-detached house
- Period features
- Sealed unit double glazing
- Village location
- Gas fired radiator heating system
- Superb order throughout

Composite entrance door with fanlight above leading into the

### **Entrance Hall**

Window to the side, radiator, staircase with feature banister/spindles ring to the first floor, Amtico LVT flooring, paneled doors to all principal ground floor rooms.

### **Sitting Room**

11'7" x 15'7" (3.55 x 4.77)

Bay window to side and further window to the front, feature wood burner on slate hearth with floating timber mantel above. Amtico LVT flooring, wall light points, cornice.

### **Dining Room**

11'10" x 10'11" (3.63 x 3.33)

Window to the rear, built in shelving/cupboard to recesses, Amtico LVT flooring.

### **Kitchen/Breakfast Room**

16'7" x 8'3" (5.07 x 2.54)

Fitted with a range of contemporary style cream coloured base and eye-level units with oak effect worktops above. Inset one and half bowl single drainer ceramic sink with mixer tap, combination range style cooker (available by negotiation) with chimney style extractor hood above, tiled splash areas integrated dishwasher, fridge/freezer, space for table, radiator, laminate floor, downlights, windows to each side and door to the

### **Lobby**

4'7" x 14'2" (1.42 x 4.33)

Part glazed french style double doors to the courtyard, LVT flooring, feature vaulted ceiling with skylight. Doors to the garden, garage and the

### **Shower Room**

5'5" x 8'7" (1.67 x 2.62)

Fitted in a contemporary wet room style with a low level WC, vanity wash hand basin and open shower area with rainfall shower, expelair, downlights, towel warmer, tiled floor.

### **First Floor Landing**

Windows to front, radiator, access to roof space. Doors to all principal first floor rooms.

### **Bedroom One**

9'2" x 15'10" (2.80 x 4.84)

Windows to front and side, radiator, wall lights.

### **Bedroom Two**

12'3" x 10'9" (3.75 x 3.29)

Window to rear, radiator, wall lights.

### **Bedroom Three**

6'0" x 8'7" (1.84 x 2.62)

Window to side, radiator.

### **Bathroom**

7'11" x 5'8" (2.43 x 1.75)

Fitted in a contemporary style with a low level WC, vanity wash hand basin and bath with panel and screen to side with shower above, expelair, downlights, towel warmer, LVT floor.

### **Garage**

8'10" x 16'7" (2.70 x 5.08)

Up and over door to the front, power and light connected,

### **Outside**

The property enjoys a delightful and private courtyard style garden wrapping around two sides. Secure and the perfect extension of the house for entertaining etc, it is laid to a combination of paving with slate chipped borders. The garden is full enclosed with high, mature hedging and full height timber gate. Tap and lighting provided. Access to the two stores. To the opposing side of the property is a delightful graveled courtyard area accessible from the lobby.

### **Store One**

5'10" x 9'6" (1.78 x 2.92)

Power & light connected.

### **Store Two**

Power & light connected, wall mounted gas fired central heating boiler.

### **Material Information**

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

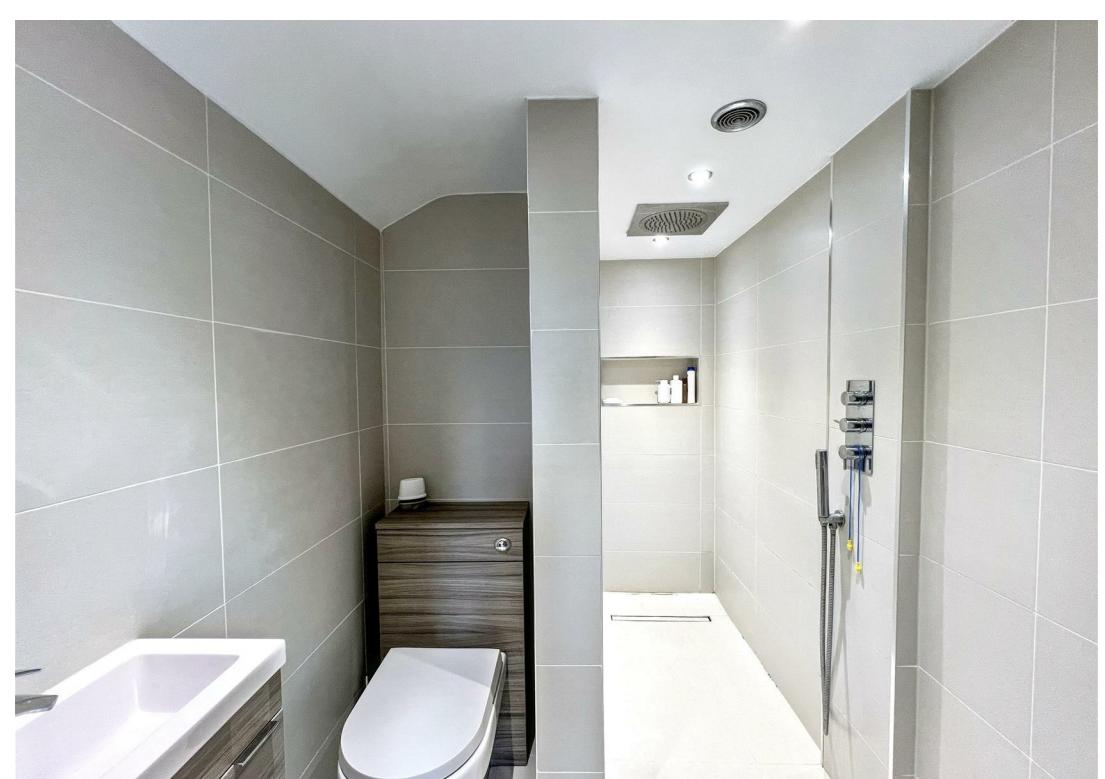
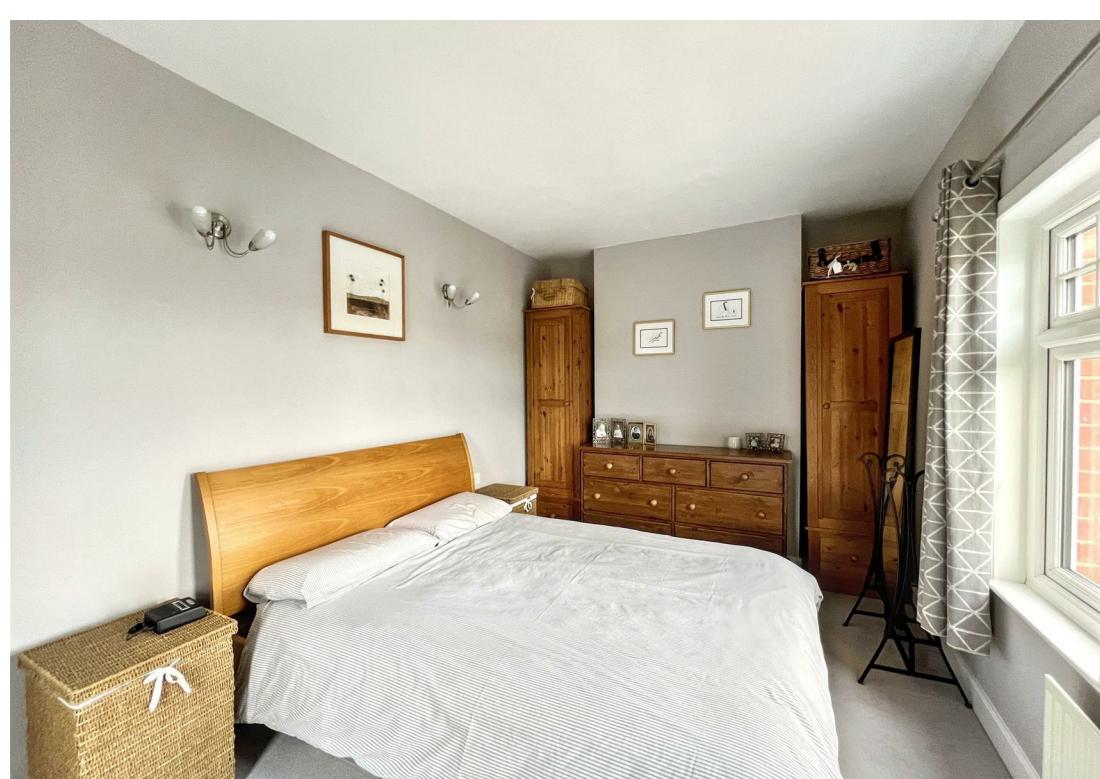
Sewerage: Mains

Heating: Gas radiators

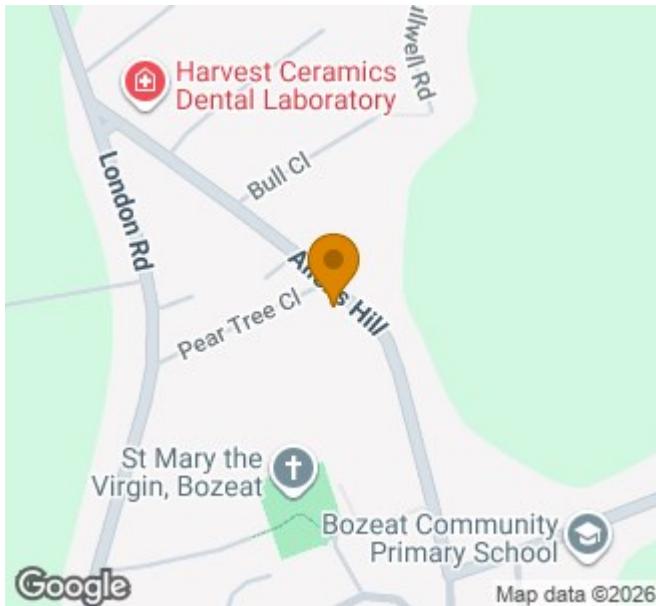
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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





# Further Information



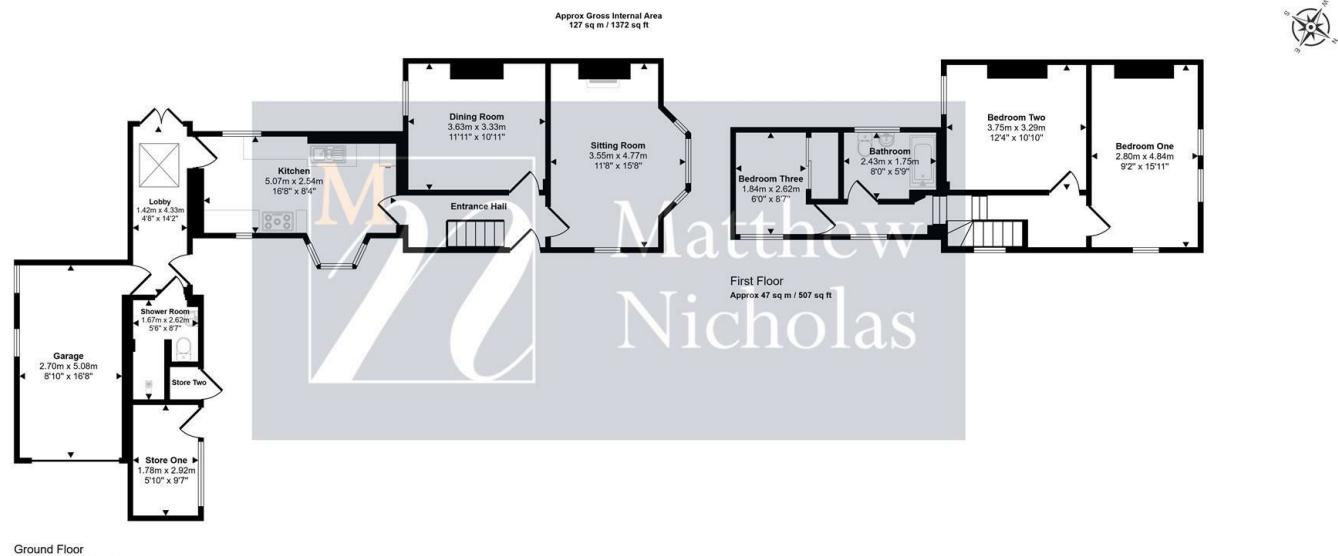
Local Authority: North Northamptonshire Council

Tax Band: C

Floor Area: 1372.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



Ground Floor  
Approx 80 sq m / 864 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.

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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