



52 Hollowell Street | Wollaston | NN29 7UG



Matthew
Nicholas



Offers In The Region Of £335,000

Located within the Summers Grange development on the edge of Wollaston is this delightful three bedroom semi-detached house. Spanning an impressive 1,153 square feet and offered in excellent decorative order, the property boasts three well-proportioned bedrooms, comprehensively fitted kitchen/diner, well appointed bathrooms and two car driveway with EV charging. In brief the property comprises an entrance hall, sitting room, kitchen/diner, utility area and guest WC. The first floor offers two bedrooms and a family bathroom while the top floor offers a master suite with bathroom. Outside the property offers a private rear garden with an easterly aspect. Viewing is highly recommended.

- Recently constructed stone built Bloor home.
- Driveway parking with EV charger
- Private east facing rear garden
- Three bedrooms, one with ensuite
- Contemporary decoration throughout
- Close to fields and parklands

Composite door leading into

Entrance Hall

Stairs to first floor, door to

Sitting Room

11'9" x 13'10" (3.60 x 4.23)

Windows to front and side, TV point, under stairs storage cupboard, thermostat controls, door into

Kitchen/Diner

10'3" x 12'7" (3.13 x 3.86)

Fitted with a range of base and eye level units finished in matt grey with wood effect worksurfaces above, inset one and half bowl sink and drainer with mixer tap above, low level oven, gas hob with chimney style extractor above, integrated fridge/freezer and dishwasher, upstands, under cupboard lighting, space for dining table, integrated washing machine in the utility area with matching units. Radiators, glazed door and panels into rear garden and door into

Guest WC

4'7" x 5'9" (1.41 x 1.77)

Fitted with a low level WC, hand wash basin with tiled splash area, radiator, expelair.

First Floor Landing

Window to front, radiator, doors to all first floor rooms, cupboard with hot water cylinder.

Bedroom Two

8'5" x 14'9" (2.58 x 4.50)

Window to rear, radiator.

Bedroom Three

8'6" x 11'9" (2.61 x 3.59)

Window to front, radiator.

Bathroom

6'6" x 8'11" (2.00 x 2.73)

Fitted with a four piece suite comprising a low level WC, hand wash basin with tiled splash area, bath with mixer shower taps and tiled splash area, thermostatic shower

with tray and sliding door, tiled splash area, towel warming radiator, shaving point, obscured glazed window to rear.

Second Floor landing

Leading into

Bedroom One

15'7" x 22'1" (4.75 x 6.75)

Window to front, radiator, small built in storage cupboard over stairs, large recess ideal for bespoke wardrobes, door leading into

Ensuite

7'0" x 6'7" (2.15 x 2.01)

Three piece suite comprising of a low level WC, hand wash basin and bath with shower head mixer tap, tiled splash areas, towel warming radiator, expelair, window to rear.

Rear Garden

Immediately abutting the rear of the property is a slabbed patio area, the remainder predominantly is laid to lawn over two tiers and is all enclosed with a combination of timber fencing. East facing and considered private. Outside tap.

Outside

The property sits behind a pathway of slabs leading to the front door which is retained with a small stone wall, immediately abutting the house is a small planted area of shrubs, to the side is a driveway for multiple vehicles and an EV Charger. Access to the rear garden can also be gained from the end of the driveway.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

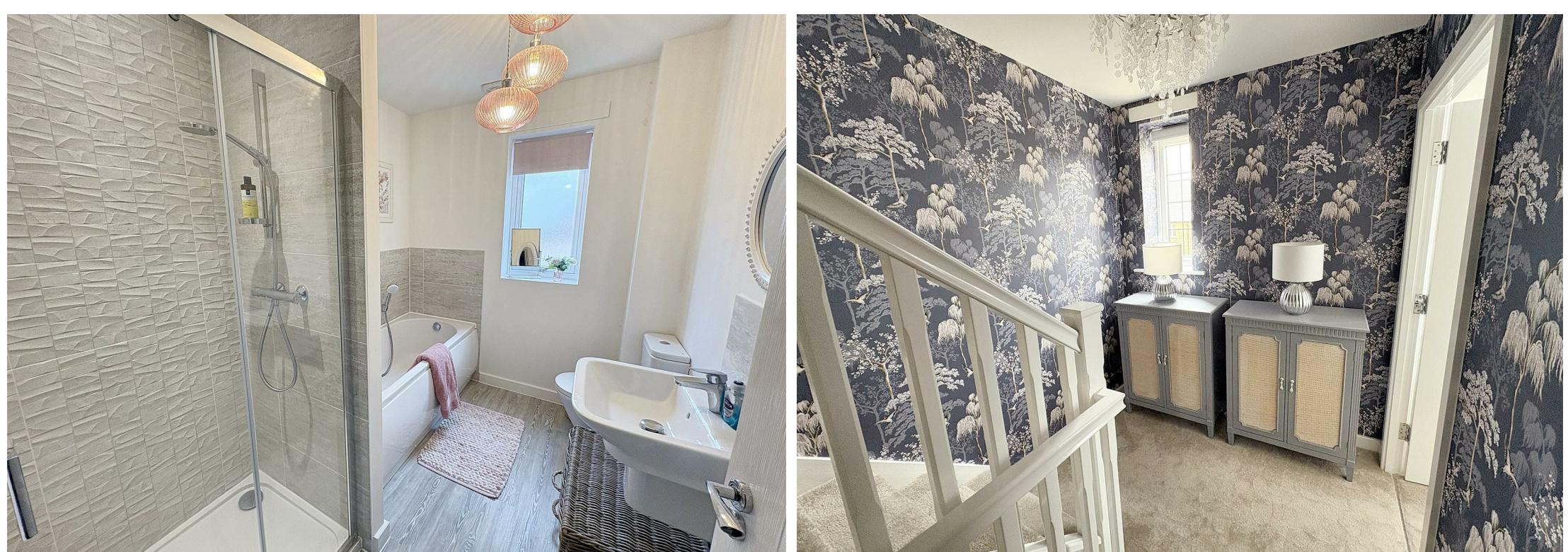
Sewerage: Mains

Heating: Gas radiators

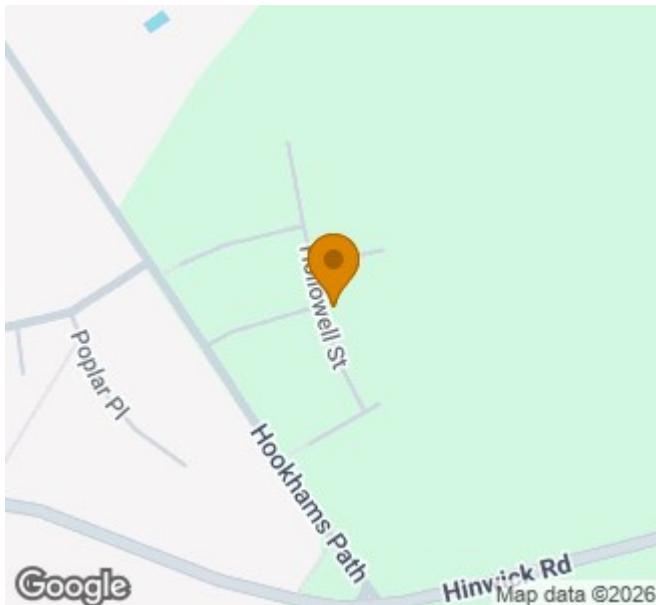
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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: 1153.00 sq ft

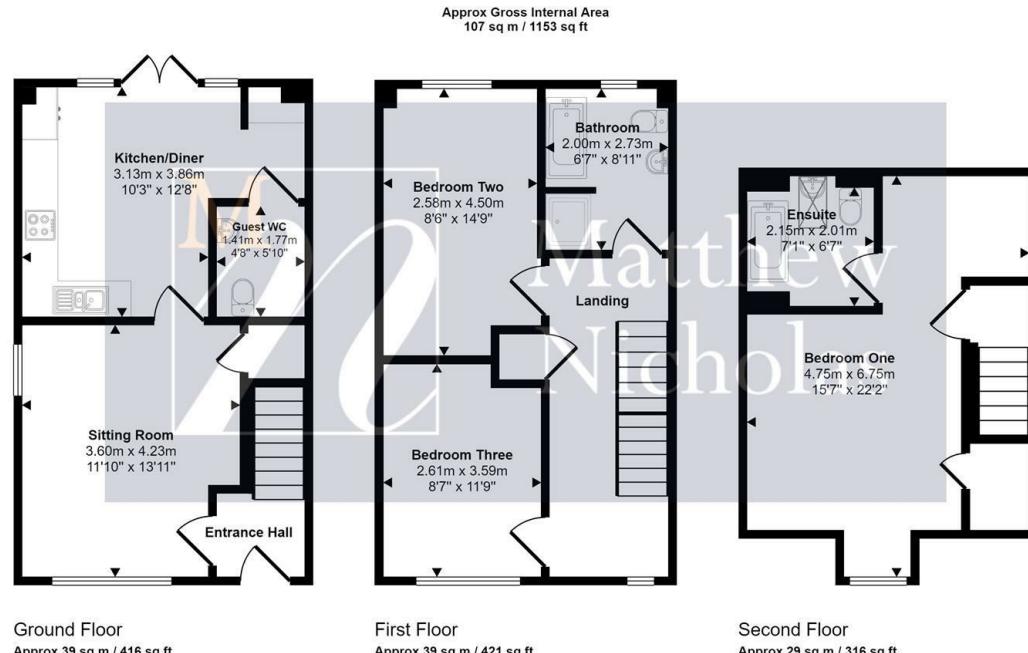
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C	84	94	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
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Not environmentally friendly - higher CO ₂ emissions		
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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.

 **Matthew
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