



40 Queen Street | Bozeat | NN29 7LA



Matthew
Nicholas



Offers In The Region Of £290,000

Offered to the market with no onward chain is this well presented two bedroom bungalow located on the edge of Bozeat. The property has been recently renovated and benefits from a newly fitted contemporary kitchen with boiling tap and a new full bathroom suite. In addition the property benefits from new radiators throughout a private east facing garden and off road parking for multiple vehicles. In brief the property comprises of a sitting/dining room, kitchen, two bedrooms and bathroom. Offering a turnkey solution viewing is recommended.

- Two bedroom bungalow in sought after village
- East facing private rear garden
- Recently refitted bathroom
- Off road parking for multiple vehicles
- Refitted kitchen with boiling tap
- Excellent order throughout

Part glazed PVCu door and side light leading into

Entrance Hall

Loft access hatch, doors to all principal rooms and to linen cupboard.

Sitting Room

10'7" x 23'9" (3.24 x 7.25)

Window to front, radiators, space for dining table, glazed patio door to rear garden.

Kitchen

7'8" x 10'8" (2.36 x 3.27)

Fitted with a range of base and eye level units finished in a gloss white with rolled edge worksurfaces above with upstands. Inset single sink and drainer with stainless steel boiling water tap above, low level electric oven, induction hob with extractor above, space for fridge freezer, space and plumbing for washing machine and dishwasher, tiled splash backs, tiled flooring, spotlights, obscured glazed window and PVCu door to side.

Bedroom One

11'10" x 10'4" (3.61 x 3.17)

Window to front, radiator.

Bedroom Two

11'4" x 7'11" (3.46 x 2.42)

Window to rear, radiator.

Bathroom

7'11" x 6'6" (2.43 x 1.99)

Fitted with a contemporary three piece suite comprising low level WC, pedestal hadn wash basin and large shower try with glazed screen. Electric shower, eye level vanity unit, towel warming radiator, extractor fan, downlights, tiling to all walls, obscured glazed window to side.

Rear Garden

Immediately abutting the rear of the garden is a decked seating area extending the full width of the bungalow, the remainder of garden is predominantly laid to lawn with arears of mature planting and shrubs to either side. To the rear is a raised area which is used as an additional seating area under a pergola. To the side is a large hard standing area previously used as driveway which is secured by timber gates leading to the front. Outside tap and electrics. The whole is enclosed with a combination of brick walling and timber fencing.

Outside

The property is approached by a concrete pathway leading to the front door on the side,

and sits behind a large lawned area with mature shrubs. A concrete driveway is provided to one side offering off road parking for multiple vehicles.

Material Information

Electricity Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Electric Radiators

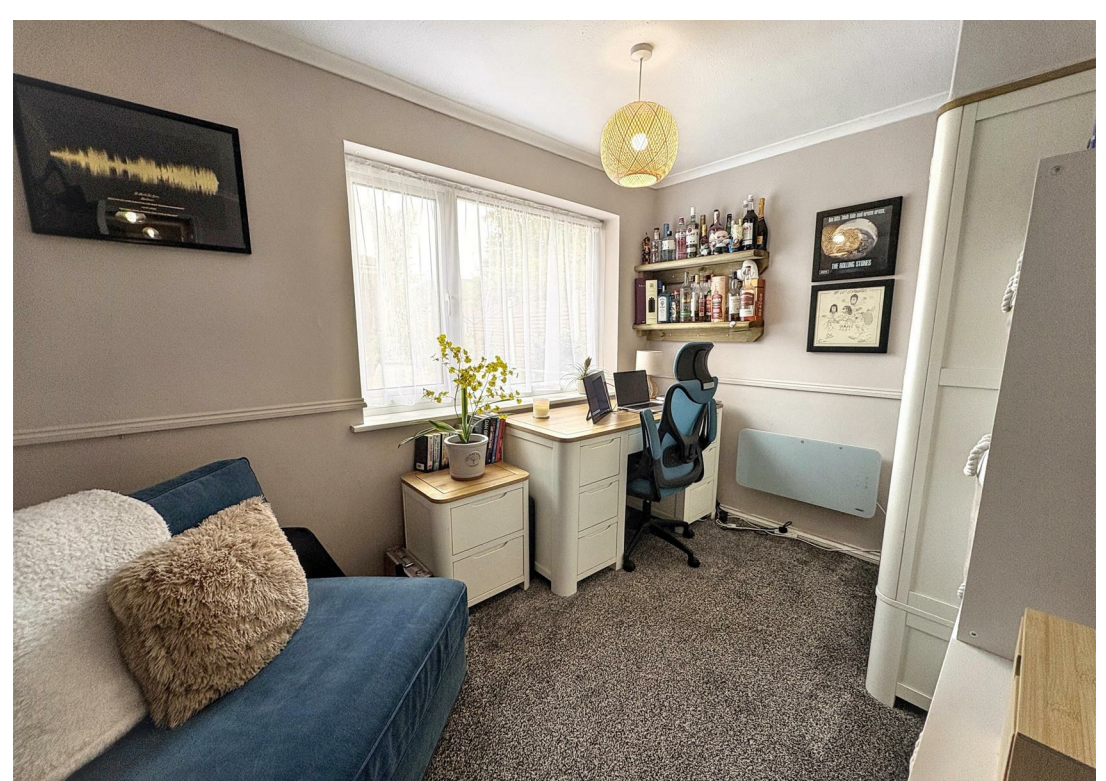
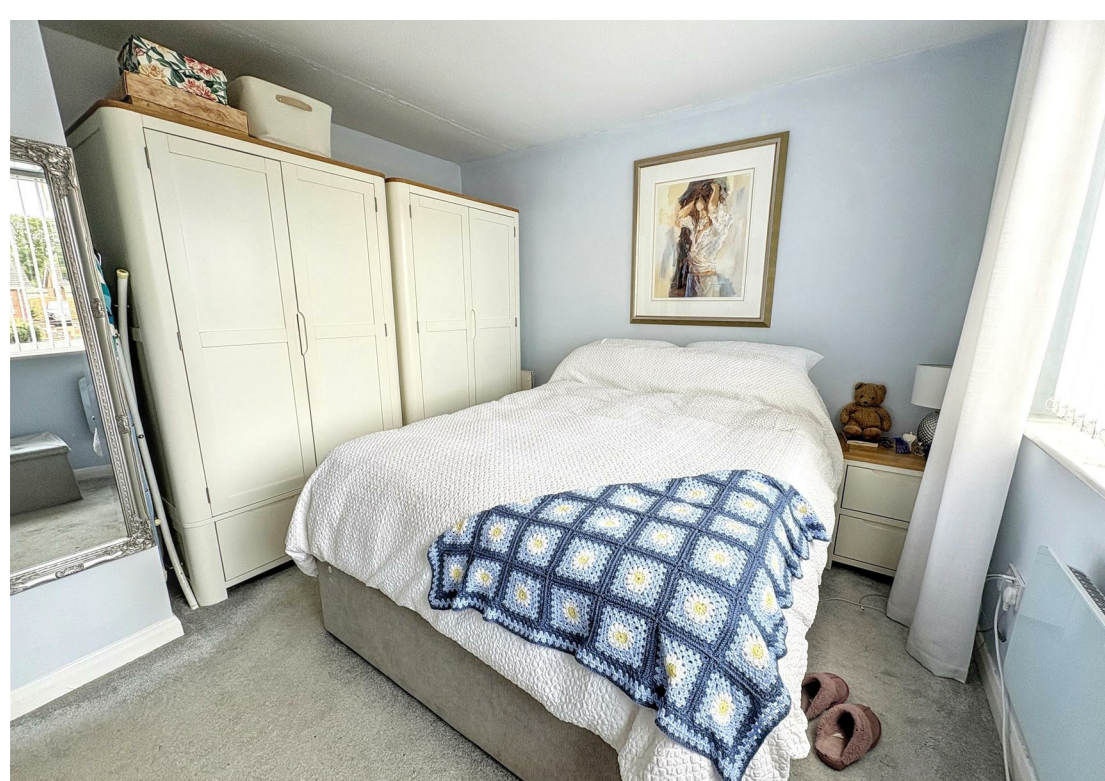
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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



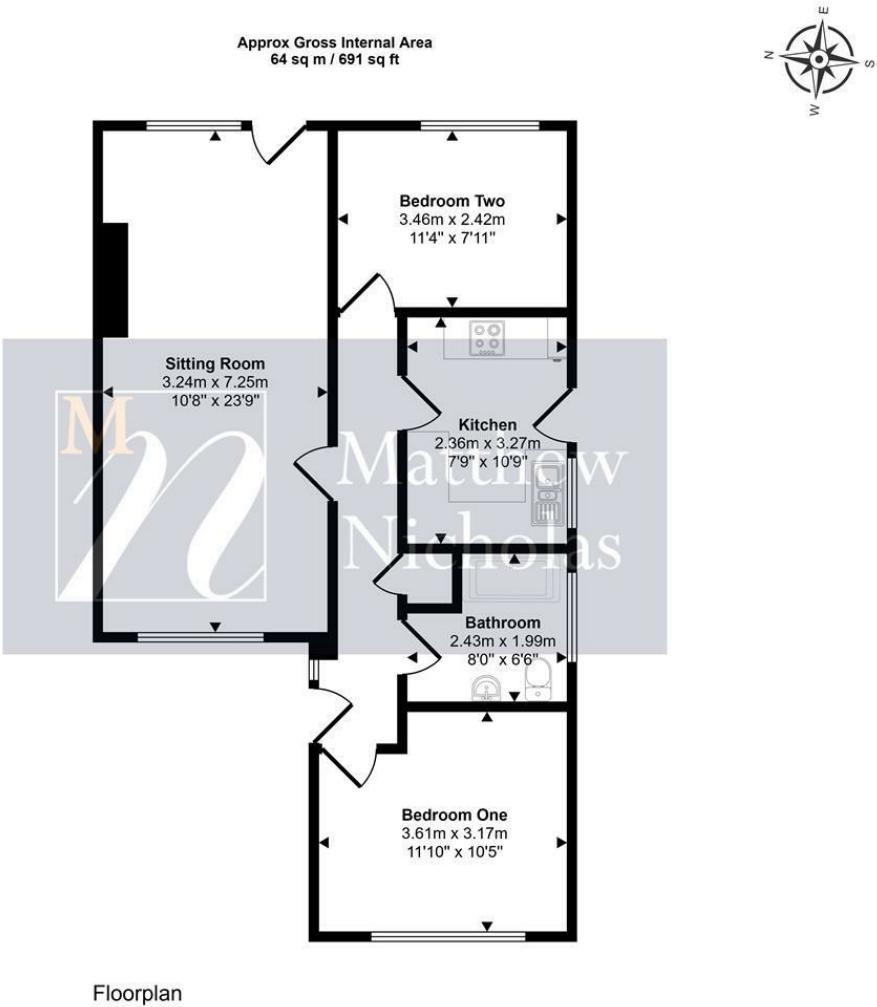
Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 691.00 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		
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		



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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