



17 Little Lane | Wollaston | NN29 7SQ



Matthew
Nicholas



Offers In Excess Of £695,000

A much improved established detached house situated on a sought after lane with a self-contained annex to the rear. Ideal for multi-generational living, or possible home working. The property has been thoughtfully upgraded over the last three decades by the current owners and now offers a large and versatile family living space. With a gas fired radiator heating system and PVCu double glazing, the property offers c.2700sq' of space comprising a hall, guest WC, three generous reception areas, kitchen/breakfast opening to a garden room, utility and further WC. Th first floor offers a master bedroom with en suite, three further well proportioned double bedrooms and a family bathroom. The annex may be linked directly to the main house or used separately and offers an open plan living/kitchen/bedroom area with a shower room. A large garage, driveway and enclosed gardens are also provided.

- Versatile detached family home on sought after lane
- Well appointed kitchen and bathrooms
- Double garage and large carriage driveway
- Self contained annex for multi-generational living
- Private walled garden
- Superbly presented throughout

Storm porch with step and composite door leading to the

Entrance Hall

Radiator, open tread staircase to the first floor, wall lights, high level window to the front, doors to the WC, study, sitting room and kitchen.

Guest WC

Fitted with a two piece suite inclining a low level WC and vanity wash hand basin, tiled splash areas, dado rail, radiator.

Study

9'6" 8'7" (2.90 x 2.63)
Window to the front, radiator.

Sitting Room

27'7" x 14'4" (8.41 x 4.38)
Two windows to the front, two radiators, feature wood burner on slate hearth with timber mantle shelf, wall lights. Glazed double doors to the

Dining Room

12'5" x 12'11" (3.79 x 3.94)
Window to the rear, radiator, wall lights. Door to the annex.

Kitchen/Breakfast

22'2" x 8'2" (6.78 x 2.51)
Fitted with a comprehensive range of contemporary cabinetry with composite worksurfaces above. Inset undermount twin stainless steel sinks with mixer tap, Stainless steel gas hob with extraction above, corresponding eye level double oven, integrated dishwasher and fridge/freezer, composite upstands, downlights, LVT flooring. Opens through into the garden room. Door to the rear lobby and garage.

Garden Room

14'2" x 10'2" (4.32 x 3.10)
Glazing to two aspects including french doors to the garden and feature panels to the vaulted ceiling, radiator, LVT flooring.

Utility Room

11'0" x 7'7" (3.37 x 2.33)
Fitted with low level cupboards to match kitchen with worksurfaces over including stainless steel sink. Tiled floor, downlights. Window and part glazed door to the garden, door to the

WC

Fitted with a low level WC, tiled floor, window to side.

Lobby

Composite door to the front, door to the garage.

Annex

Bi-fold doors opening to the garden with further high level window and skylight. Divided internally into specific areas by low level partitions, creating a bedroom, living and kitchen area. Heating/hot water is via a separate gas fired combination boiler. Two radiators, kitchen area fitted with a range of units with worksurfaces above, inset sink, gas hob and electric oven beneath. Space for washing machine and fridge/freezer. Access may be gained from the bedroom area to the shower room.

Shower Room

Fitted with a three piece suit including a low level WC, wash hand basin and tiled shower cubicle with glazed door. Tiled splash areas, towel warmer, LVT floor.

First Floor Landing

Access to walk in store also housing central heating boiler for main house, loft access

hatch, doors to all principal first floor rooms.

Bedroom One

12'8" x 13'4" (3.87 x 4.08)
Window to rear, radiator, built in bedroom furniture. Door to the

Ensuite

Fitted with a three piece suit including a low level WC, vanity wash hand basin and tiled shower cubicle with glazed panel. Tiled splash areas, towel warmer, LVT floor, downlights, window to the rear.

Bedroom Two

13'3" x 11'6" (4.05 x 3.51)
Window to side, radiator.

Bedroom Three

8'4" x 13'10" (2.55 x 4.22)
Window to side, radiator, vanity unit, built in wardrobe.

Bedroom Four

9'9" x 9'10" (2.98 x 3.01)
Window to front, radiator.

Bathroom

7'6" x 5'9" (2.31 x 1.77)
Fitted with a three piece suit including a low level WC, vanity wash hand basin and bath with shower above. Tiled splash areas, towel warmer, tiled floor, downlights, window to the rear.

Outside

Large carriage driveway providing parking for several vehicles, well stocked shrub beds with mature hedging to the front. Access to the main entrance door, gate to the rear garden, door to the lobby and the garage.

Garage

Twin up and over doors. Power and light. Door to the connecting lobby with the house.

Rear Garden

Large paved patio area immediately to the rear of the house with steps up to the main lawn which is bordered by established planted beds. To the far end of the garden is a further paved terrace with barbecue and wood fired pizza oven. The whole is enclosed by walling and fencing and not considered directly over looked. Timber shed.

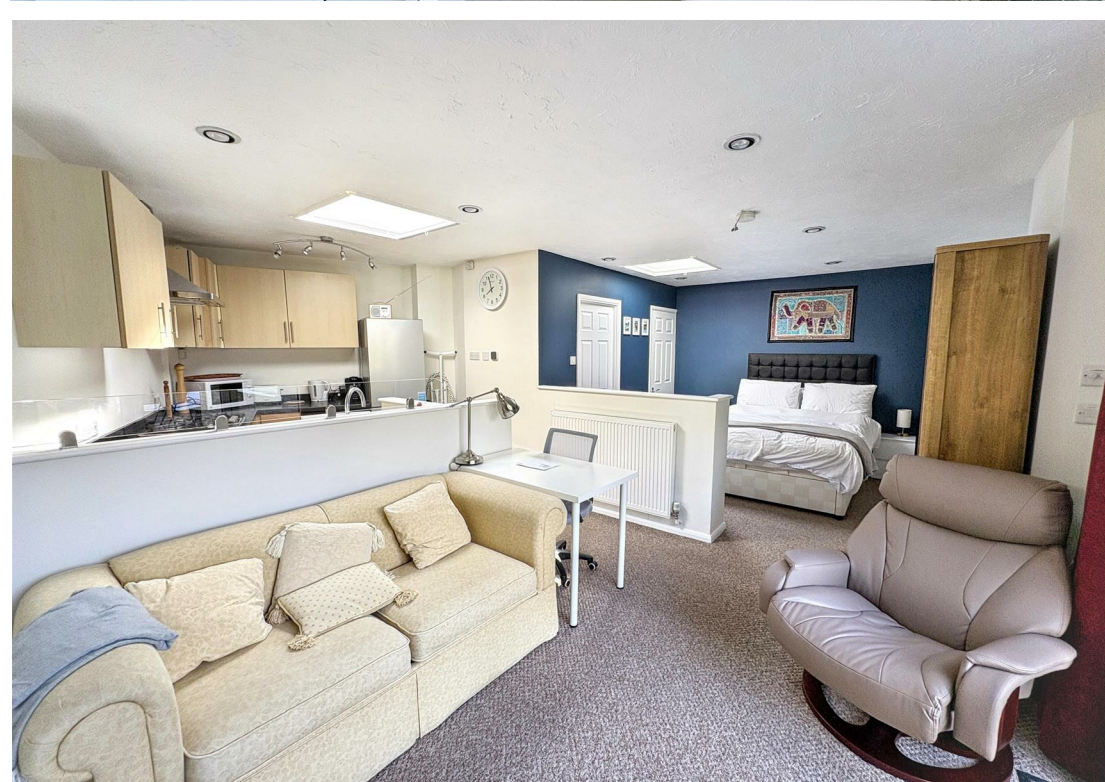
Material Information

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.

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



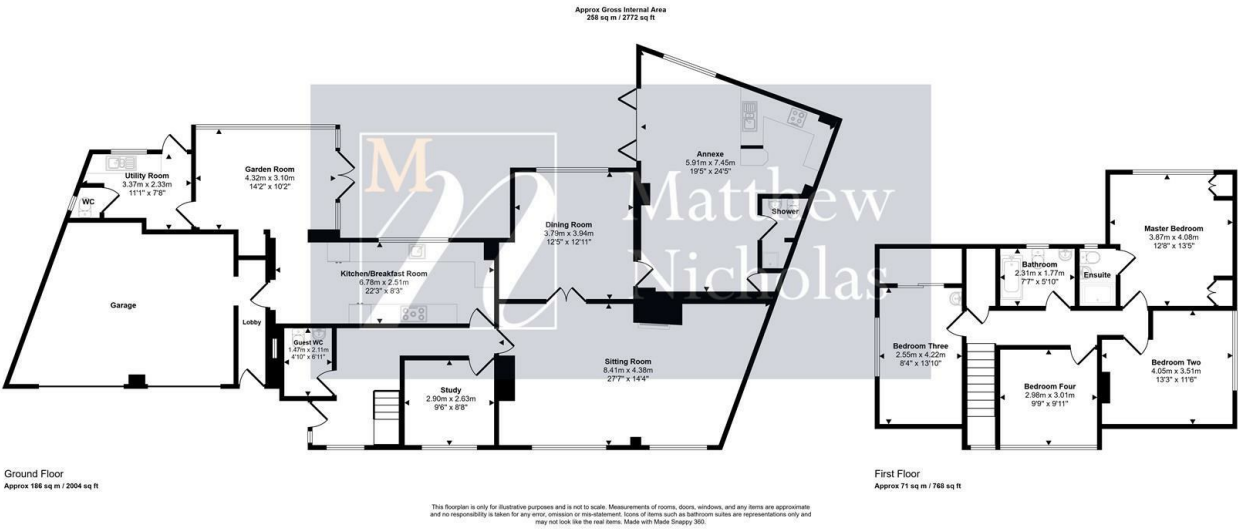
Local Authority: North Northamptonshire Council

Tax Band: F

Floor Area: 2771.00 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	



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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