



1 South Street | Wollaston | NN29 7RX



Matthew
Nicholas



Offers In The Region Of £239,995

A superbly extended and improved three bedroomed mature semi-detached family home, enjoying a corner plot with off-road parking and accommodation, centring on a superb kitchen/family room. Viewing is advised. Offering a gas fired radiator heating system, PVCu double glazing and a high standard of kitchen and bathroom fittings, decoration is neutral throughout and the accommodation briefly comprises of a hallway, sitting room, kitchen/diner/family room, utility and guest cloak room/WC, The first floor landing leads to three well-proportioned bedrooms and a refitted family bathroom, gardens, driveway.

- Unusual three bedroomed mature semi-detached
- Sought after village
- Driveway for two cars with EV charger
- Large kitchen/family room
- Enclosed rear garden and corner plot
- No onward chain

Decorative glazed entrance door leading from the front into the entrance hall.

Entrance hall

Radiator, staircase rising to the first floor landing, panelled doors leading through to the sitting room.

Sitting Room

14'2" x 12'11" Max (4.32 x 3.94 Max)

Window to the front, two radiators, feature fireplace with timber surround, marble inset and hearth, fitted gas fire with back boiler serving domestic hot water and heating, TV point, Telephone point, coving, wall-light points, central heating thermostat, further panelled door leading through to the kitchen diner/family room.

Kitchen Diner/ Family room

15'4" x 17'6" Max (4.67 x 5.33 Max)

Re-fitted with a range of cream gloss finished base and eye-level units with solid wood block work surfaces above, inset one and half bowl sink and drainer with mixer tap, ‘Cannon’ stainless steel cooker, (available by separate negotiation), with corresponding splash back and chimney style extractor above, integrated dishwasher, integrated fridge/freezer, large larder style storage, under counter lighting, tiled splash areas, space for dining table and further furniture, two radiators, TV point, tiled floor with with electric under-floor heating, Velux style skylight, window and French style doors opening to the garden, further panelled door to the utility room.

Utility Room

Fitted with a work surface with space beneath for washing machine and tumble dryer, eye-level storage cupboards, tiled floor, part- glazed door leading out to the garden, further door leading to the guest cloakroom/WC.

Guest cloak/WC

Fitted with a two piece suite in white, with tiled splash areas, radiator, tiled floor expelair, obscured window to the rear.

First Floor Landing

Window to the side access to roof space with pull-down ladder radiator panelled doors to all first floor rooms

Bedroom One

10'11" x 9'10" Max (3.33 x 3.00 Max)

Window to the front, radiator.

Bedroom Two

13'3" x 8'5" Max (4.04 x 2.57 Max)

Window to the rear, radiator.

Bedroom Three

10'1" x 7'5" Max (3.07 x 2.26 Max)

Window to the rear, radiator, airing cupboard housing a lagged hot water cylinder with slatted shelving above.

Bathroom

Re-fitted with a three piece suite in white, including bath with tongue and groove style panelling to the side, and ‘Mira’ shower above, concertina style glass screen, tiled splash areas, contemporary towel warmer, tiled floor, obscured window to the side.

Outside

The property enjoys a corner plot with a wall and hedge retained front and side garden, predominantly laid to lawn with pathway leading to the main entrance door. To the side of the property is a double width block paved driveway providing private parking for two vehicles with timber gated access to the main garden. The main garden is predominantly laid to lawn with paved patio area flower/shrub borders and three timber tool sheds. Enclosed by a combination of fencing.

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.





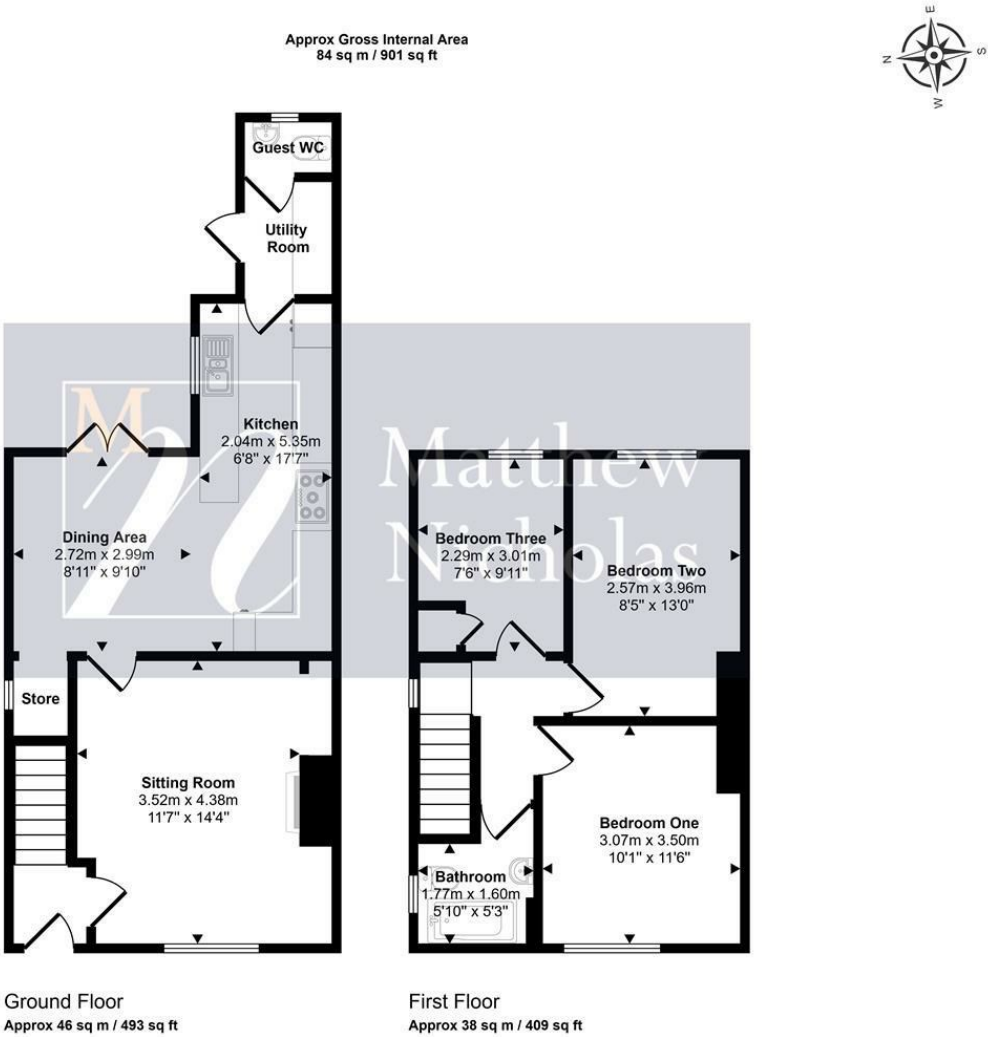
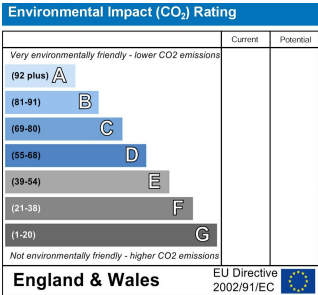
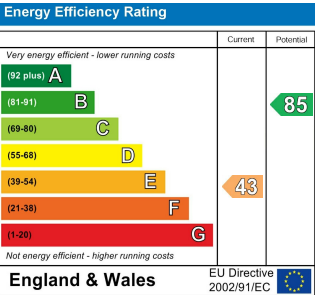
Further Information



Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 827.00 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.