



14 South Street | Wollaston | NN29 7RX



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## Offers In The Region Of £350,000

A rare opportunity to acquire a individually built detached bungalow centrally located in the village and offered to the market for the first time since construction in the 1980s. Although in need of upgrading, the property has been superbly maintained by its owners and offers any buyer the opportunity to now upgrade or extend the bungalow (stc) to suit their own tastes. Offering a gas fired radiator heating system, PVCu double glazing and enjoying a generous west facing plot with good frontage, viewing is advised. Comprising a hallway, guest WC, sitting room, kitchen opening through to the dining room, utility, inner hallway, two double bedrooms and a bathroom. Detached garage, large driveway area and gardens. No chain.

- Detached bungalow in the centre of the village
- Well maintained but in need of upgrading
- Gas fired radiator heating system
- Large west facing plot
- Lots of scope for improvement/enlargement (stc)
- Detached garage and large driveway space

Storm porch with timber entrance door leading into the

### **Entrance Hall**

21'5" x 3'8" (6.54 x 1.14)

Radiator, dado rail, coving, laminate flooring. Doors to the principal day living areas.

### **Kitchen**

11'10" x 10'9" (3.62 x 3.30)

Fitted with a range of base and eye level units with worksurfaces above. Inset stainless steel triple sink with mixer tap, space for slide in electric/gas cooker, space for fridge freezer, tiled splash areas, coving, windows to front and side. Double doors to the

### **Dining Room**

11'8" x 10'9" (3.58 x 3.30)

Window to front, radiator, coving. Door to the hallway.

### **Utility Room**

6'7" x 7'7" (2.03 x 2.33)

Fitted with a range of base and eye level units with worksurfaces above. Inset stainless steel sink, space and plumbing for washing machine, radiator, dado rail, tiled splash areas, coving, windows and part glazed door to the side. Door to the

### **Guest WC**

Fitted with a two piece suite including a low level WC and wash hand basin. Tiled splash areas, radiator, dado rail, window to side.

### **Sitting Room**

13'10" x 16'0" (4.24 x 4.88)

Patio doors to the side courtyard seating area, two radiators, feature brick built fireplace with gas fire, wall light points, coving. Doors to a cupboard housing the hot water cylinder, further door to the

### **Inner Hall**

8'8" x 2'9" (2.65 x 0.84)

Doors to both bedrooms and the bathroom.

### **Bedroom One**

14'0" x 11'10" (4.27 x 3.63)

Windows to side and rear, radiator, built in wardrobes, coving.

### **Bedroom Two**

13'11" x 8'7" (4.25 x 2.63)

Windows to rear, radiator, built in wardrobes, coving.

### **Bathroom**

6'7" x 11'11" (2.02 x 3.65)

Fitted with a four piece suite including a low level WC, wash hand basin, bath and shower area with tiling and curtain. Tiled splash areas, two radiators, shaver light/point, window to side.

### **Outside**

Standing well back from the road, the bungalow enjoys a large lawned garden with concrete and gravel driveway area providing parking for several vehicles. Retained by brick walling and gates, access may also be gained to the detached garage, main entrance door and gated access each side of the bungalow to the rear gardens.

### **Garage**

7'10" x 15'3" (2.40 x 4.65)

Up and over door, personal door to side, power and light connected.

### **Rear Garden**

Predominately laid to lawn with mature shrubbery, large patio area to the rear of the bungalow. Aluminium framed greenhouse, veranda style covered paved seating area to the south side of the bungalow (accessed from the sitting room). Enclosed by fencing and hedging.

### **Material Information**

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

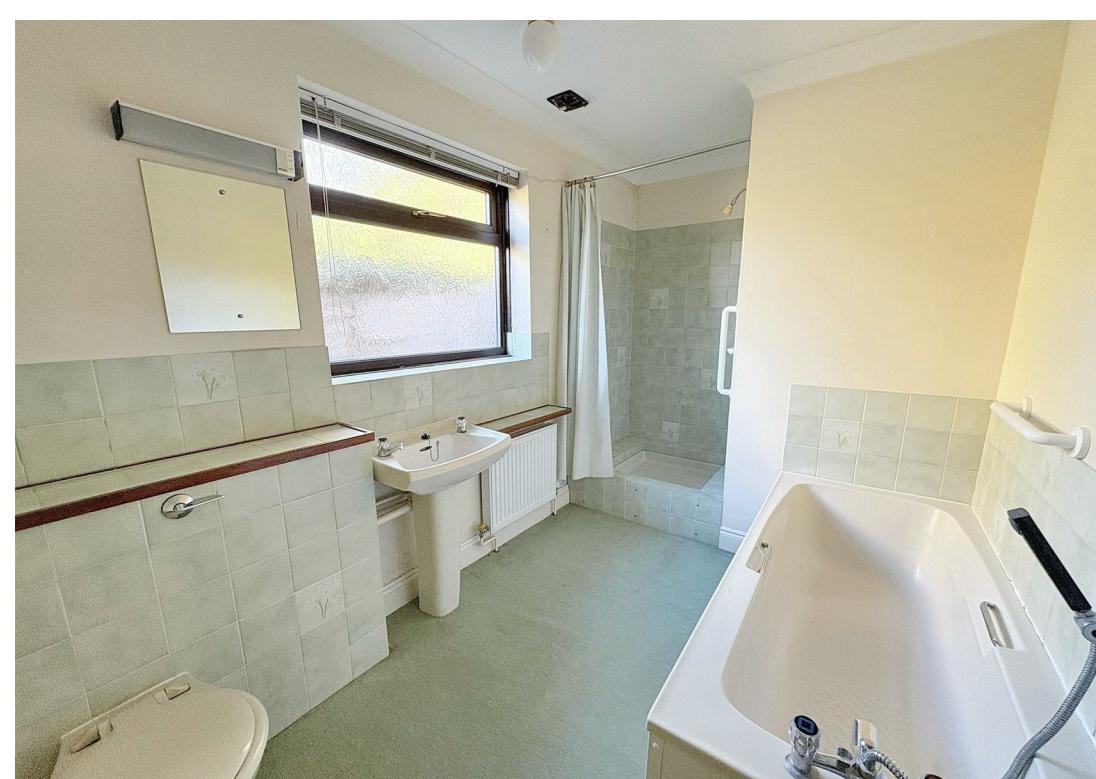
Sewerage: Mains

Heating: Gas radiators

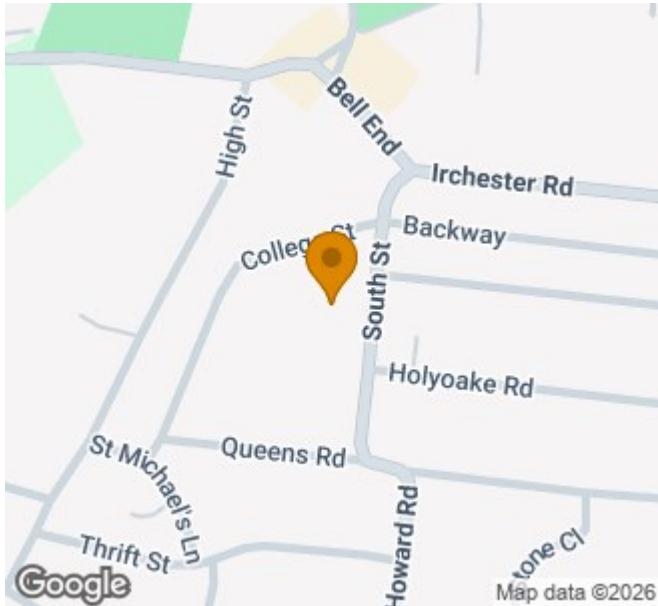
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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





# Further Information



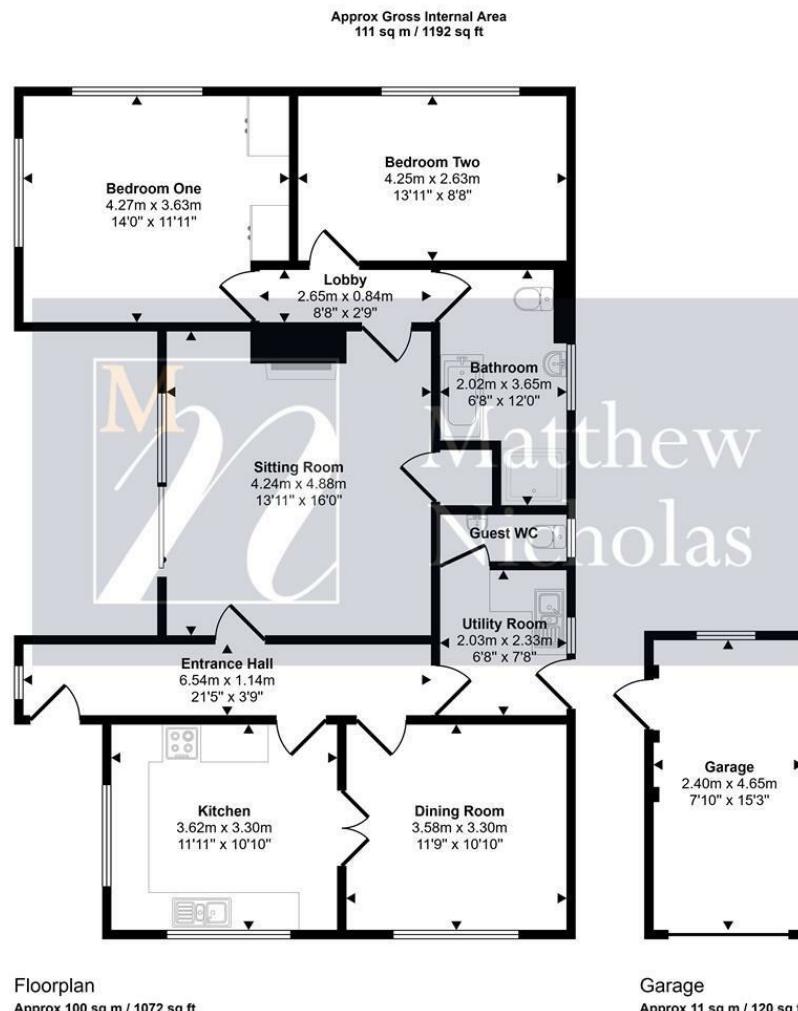
Local Authority: North Northamptonshire Council

Tax Band: C

Floor Area: 1192.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		64	
(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	



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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