



5A Church Lane | Bozeat | NN29 7LJ



Matthew  
Nicholas



## Offers In The Region Of £175,000

A delightful period cottage in this sought after village offering beautifully appointed accommodation over two floors with the rare advantage of a parking space. As a much more appealing freehold alternative to an apartment, the cottage has been subject to an extensive list of improvements including new heating, wiring upgrades, replacement PVCu double glazing, along with newly refitted kitchen and bathroom. Offering an appealing and unusual 'reverse living' arrangement, the property comprises an entrance hall, bedroom and bathroom to the ground floor. Stairs lead to a lovely split level open living area with fitted kitchen including some integrated appliances. No onward chain. Highly recommended.

- Semi-detached cottage
- Neutral decoration
- Perfect first purchase or rental investment
- Parking space immediately adjacent
- Newly carpeted
- No onward chain

Door leading from the driveway area at the side into the

### **Hallway**

Electric heater unit, vinyl flooring, timber doors to the bedroom and bathroom, staircase to the first floor living area.

### **Bedroom**

6'6" x 12'2" (1.99m x 3.73m)

Window to the front, electric heater unit, understairs wardrobe/store, dressing table/desk unit.

### **Bathroom**

Refitted with a three piece suite in white, including a low level WC with concealed cistern, vanity wash hand basin and bath with separate fixed head/hand held shower above and screen to the side, tiled splash areas, towel warmer/radiator, xpelair, vinyl flooring and window to the front.

### **Sitting Room**

10'11" x 10'3" (3.34m x 3.14m)

Window to the front, electric heater unit, overstairs storage cupboards, facility for wall mounted TV, semi-vaulted ceiling. Steps leading up to the

### **Kitchen**

5'8" x 13'6" (1.75m x 4.12m)

Refitted with a range of shaker style units with wood effect worksurfaces above. Inset ceramic sink with mixer tap, ceramic hob with extraction above, single electric oven below and eye level microwave to the side. Integrated dishwasher and fridge/freezer, space for washing machine. Space for small table and chairs, window to the front.

### **Outside**

The property is approached from the lane via the single width driveway providing parking for one car.

### **Material Information**

Electricity Supply: Mains

Gas Supply: NA

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Electric

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

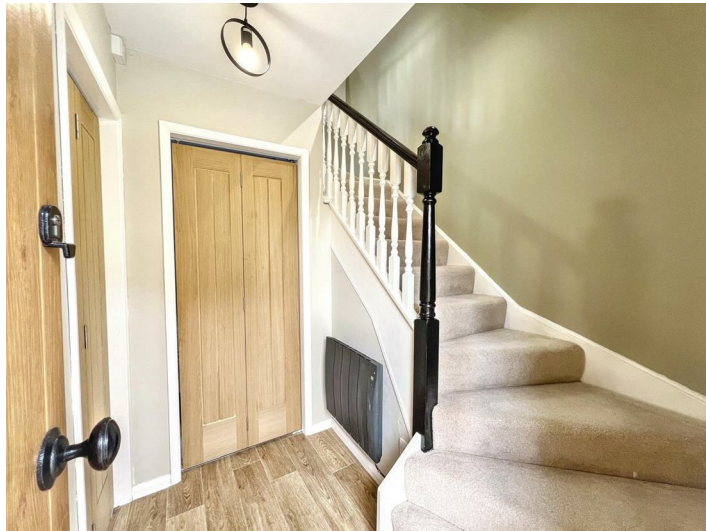
Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.

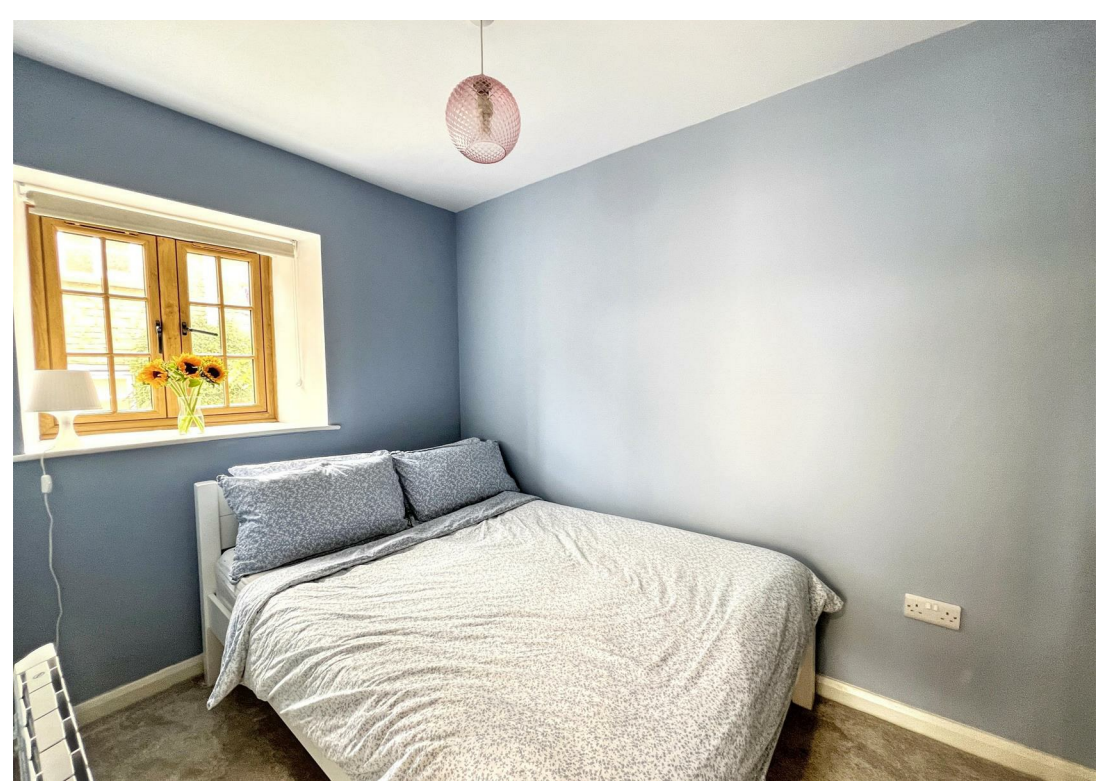
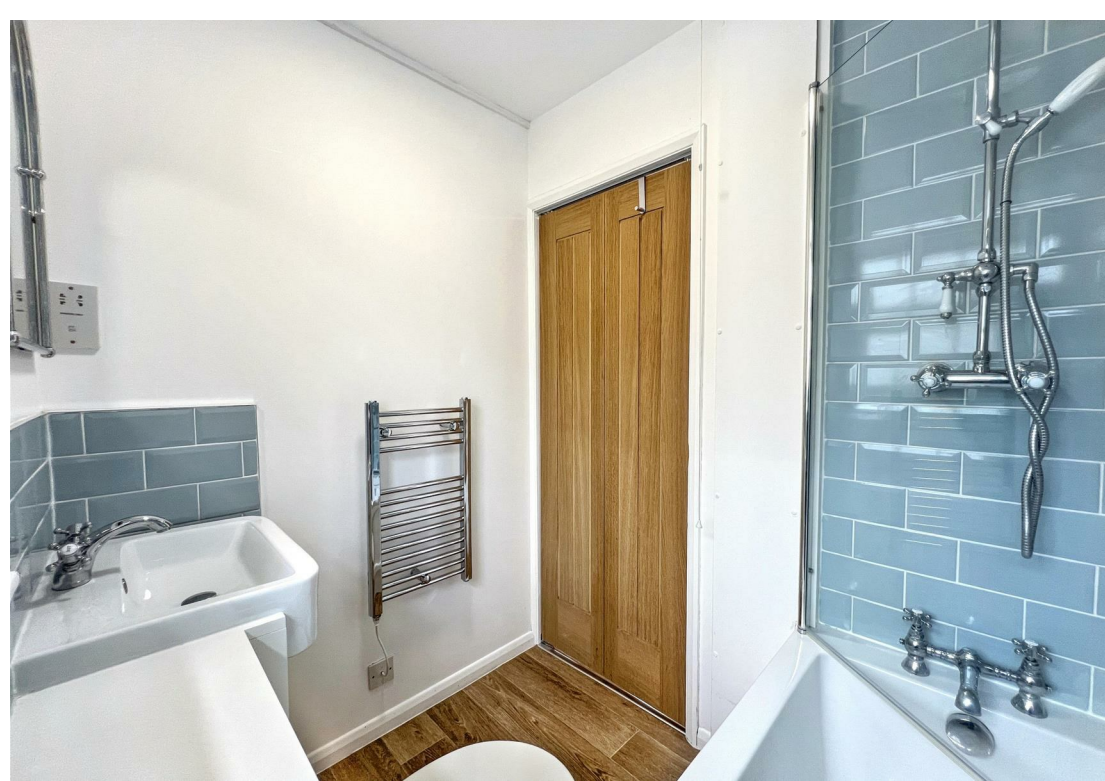
Should you wish to submit an offer on any property through Matthew Nicholas Estate Agents Limited, you will be required to demonstrate your ability to finance that offer with bank statements, mortgage pre-approval confirmations and/or written confirmation of your status from a solicitor or financial 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.

### **Agents Note**

The property is subject to a flying freehold. This means part of it at first floor level overlaps part of the cottage next door. This is documented properly in the title and isn't unusual with such properties.





Further Information



Local Authority: North Northamptonshire Council

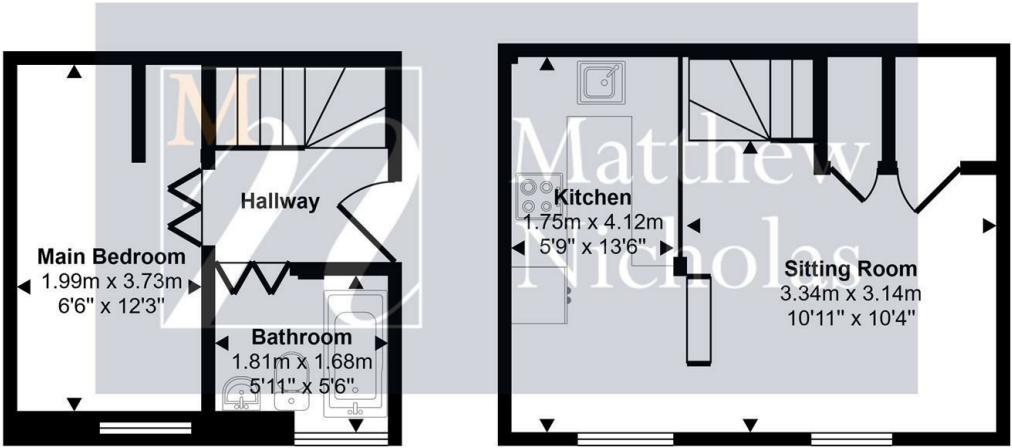
Tax Band: A

Floor Area: 399.00 sq ft

| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>98</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            | <b>56</b> |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| 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                                         |         |           |

Approx Gross Internal Area  
37 sq m / 399 sq ft



Ground Floor  
Approx 16 sq m / 169 sq ft

First Floor  
Approx 21 sq m / 230 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.

27-29 Newton Road, Wollaston  
Northamptonshire  
NN29 7QN

T 01933 663311  
E [enquiries@matthewnicholas.co.uk](mailto:enquiries@matthewnicholas.co.uk)  
W [www.matthewnicholas.co.uk](http://www.matthewnicholas.co.uk)



Matthew  
Nicholas