



15 Hinwick Road | Wollaston | NN29 7QX



Matthew
Nicholas



Offers In The Region Of £195,000

A delightful two bedroom stone built cottage in the heart of the village which has been subject to refurbishment. Offering a gas fired radiator heating system, PVCu double glazing, sitting room with feature fireplace, refitted contemporary kitchen with integrated cooking appliances and fridge/freezer, a double bedroom and further single bedroom along with a refitted shower room. The decor is neutral with a combination of oak, tiled and carpeted floors. Lots of character features and a small hardstanding area suitable for a table and chairs. Off road parking available for one vehicle.

- Stone built two bedroom cottage
- Neutrally decorated throughout
- Character features
- Off road parking space
- Recently refitted kitchen and bathroom
- Centrally located near to amenities

Timber panelled door leading into

Kitchen

10'5" x 13'10" (3.19 x 4.24)

Fitted with a range of base and eye level units with a white gloss finish and granite effect rolled edge worksurfaces above, single sink and drainer with stainless steel mixer tap above, low level oven, gas hob with stainless steel splash back and extractor above, integrated fridge freezer, space and plumbing for washing machine, worktop matching splash back, tiled flooring, radiator, window to rear, double doors leading into

Sitting Room

11'10" x 14'3" (3.61 x 4.36)

Window to rear, radiator, feature fireplace with stone surround and timber mantle, ceiling beams, exposed feature stone, stairs to first floor with oak balustrade

First Floor Landing

Exposed feature stone walling and oak bannister, window to front, doors to all principal rooms.

Bedroom One

11'7" x 10'4" (3.55 x 3.17)

Window to rear, radiator, built in cupboard, loft access hatch.

Bedroom Two

6'3" x 9'2" (1.91 x 2.81)

Window to front, radiator.

Bathroom

9'3" x 4'9" (2.84 x 1.46)

Fitted with a three piece suite comprising a low level WC, hand wash basin recessed into vanity unit, shower cubicle with glazed screen and thermostatic shower head, tiled splash areas, towel warming radiator, expleair, window to rear.

Outside

The property can be accessed via Council Street or via a stone pathway off Hinwick Road shared with neighbouring properties. Immediately abutting the rear is a small slabbed patio area. The property also benefits from a parking space located off Council Street. Please confirm the details of this with the agent.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

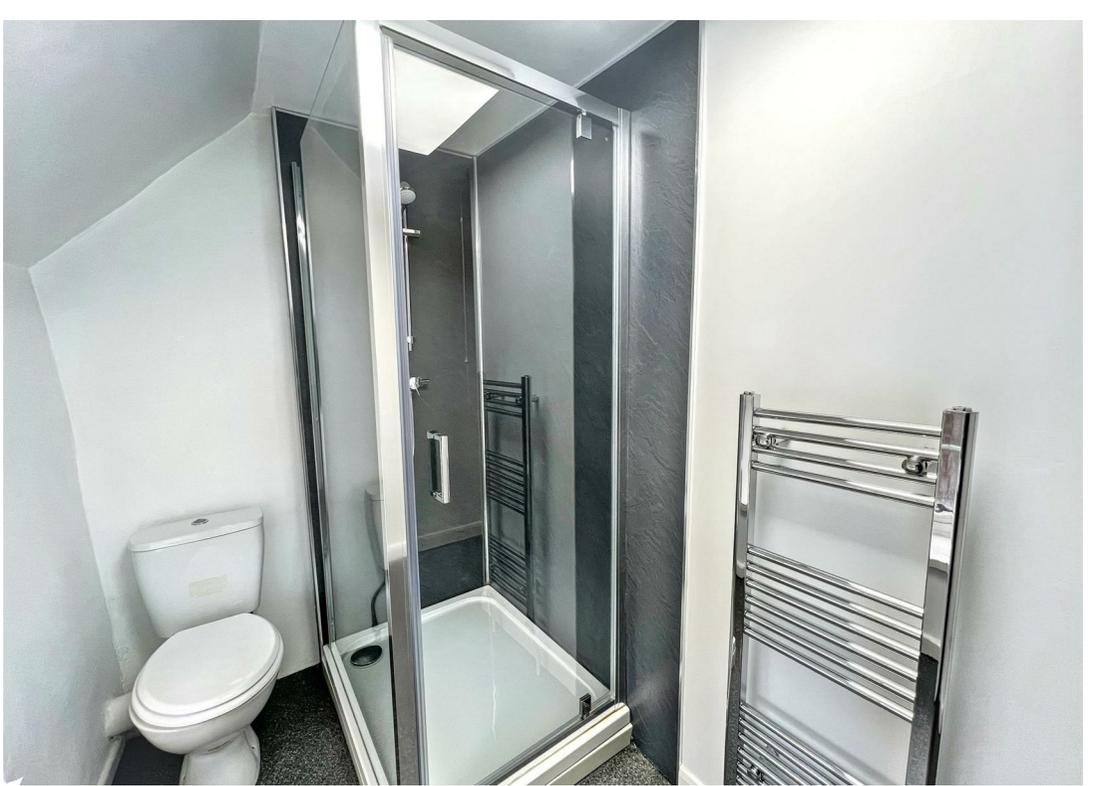
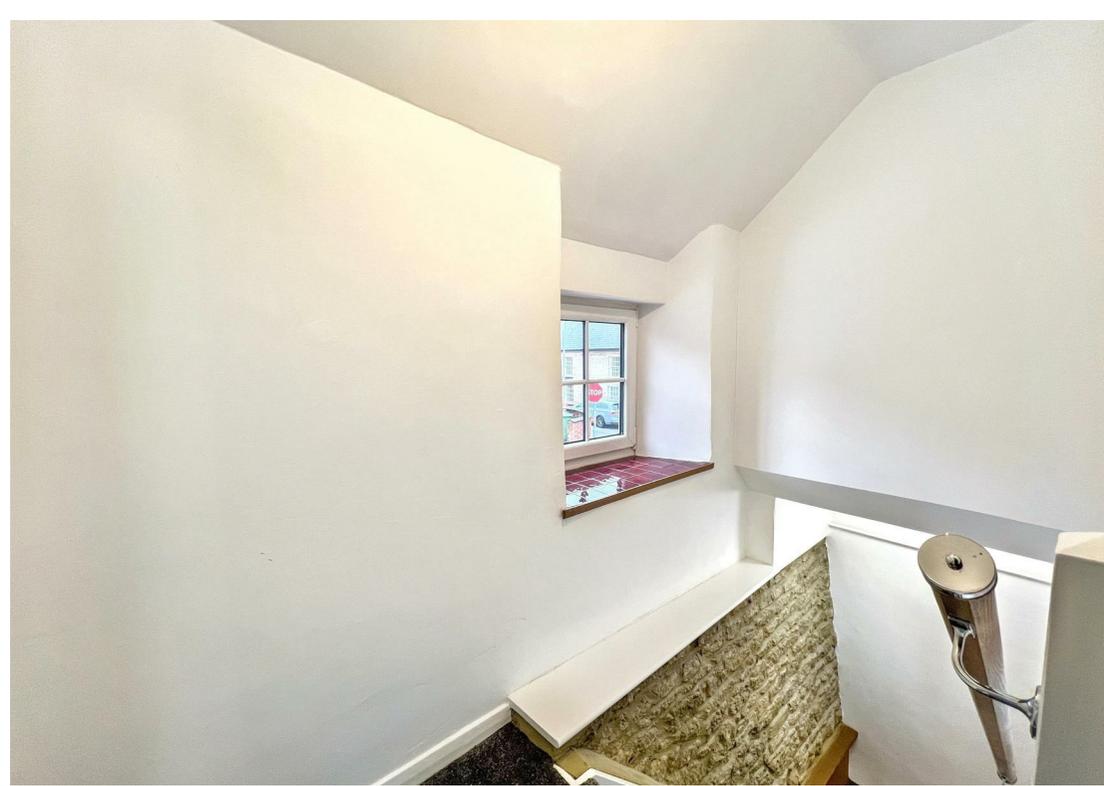
Sewerage: Mains

Heating: Gas radiators

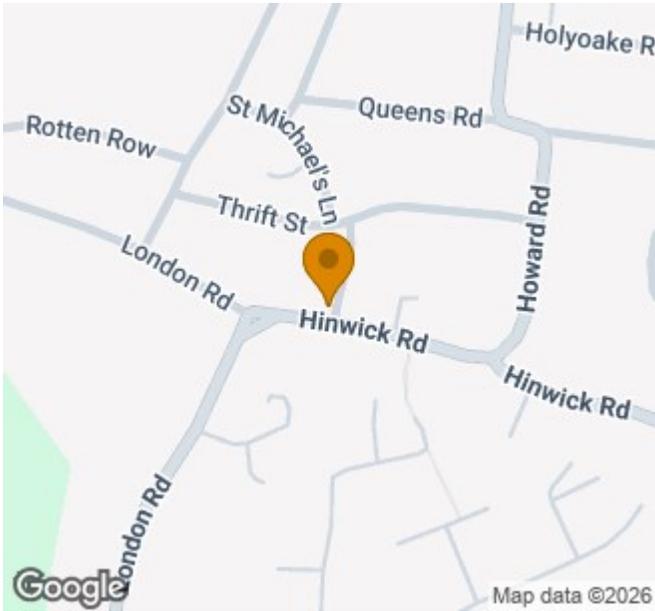
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

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





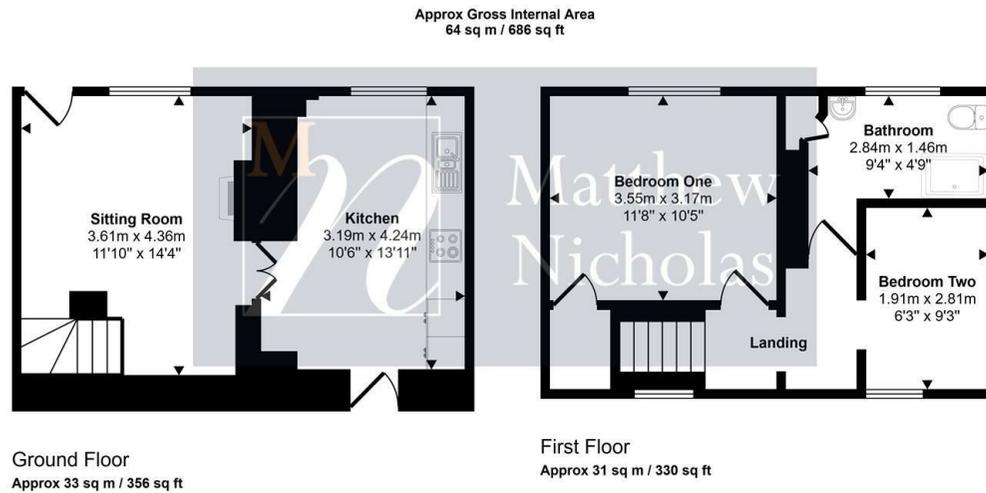
Further Information



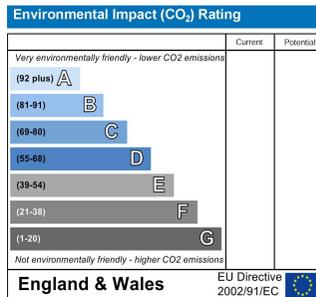
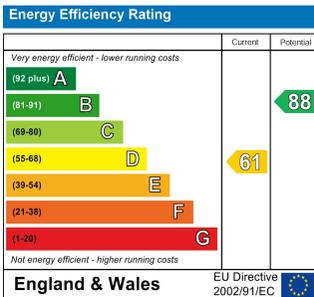
Local Authority: North Northamptonshire Council

Tax Band: A

Floor Area: 686.00 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.

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