



HARWOODS

Chartered Surveyors & Estate Agents



66 High Street, Wollaston
Northamptonshire NN29 7QQ

£300,000 Freehold

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66 High Street, Wollaston, Northamptonshire NN29 7QQ

A spacious and beautifully presented three-bedroom semi-detached home, ideally situated in the heart of the highly sought-after village of Wollaston.

Featuring UPVC double glazing and gas radiator heating, the house has been thoughtfully extended to the rear, creating a family-friendly layout. The ground floor comprises a welcoming, wide entrance hallway, fitted kitchen, a generous dining room, and a bright, spacious living room looking onto the rear garden. Upstairs, the property offers three well-proportioned bedrooms, including two doubles and a comfortable single, along with a refitted shower room. Outside, the rear garden features a raised lawn area, paved patio and Pergola. Additionally at the rear of the property, there is also a double garage and a hardstanding driveway accessed from College Street that provides off road parking.

Wollaston is a thriving and well-served village located on the Northamptonshire/Bedfordshire border. It offers a wide range of amenities including primary and secondary schools, a Co-op store, post office, restaurants, pubs, 2 parks and is short walk to beautiful, open countryside. Further amenities can be found in the larger towns of Wellingborough (3 miles), where the train station provides services to London St Pancras in under 50 minutes, and approximately seven miles from the market town of Olney.

This property would make an ideal purchase for first-time buyers or growing families. Early viewing is highly recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

UPVC double-glazed front door, radiator, staircase rising to 1st floor landing and door to:

Dining Room

13'6" x 15'9" max (4.11m x 4.80m max)

Radiator, tiled floor, under-stairs cupboard, glazed double doors to living room and door off to kitchen.

Lounge

15'9" x 12'2" (4.80m x 3.71m)

Brick fireplace, double radiator, UPVC double-glazed window to the rear and UPVC double-glazed door to the rear garden.

Kitchen

9'7" x 9'4" (2.92m x 2.84m)

1.5 bowl single drainer stainless steel sink, wood effect base and wall cupboards, work-surface areas and tiled splash-backs. Tiled floor, plumbing for washing machine, UPVC double-glazed window to the front and UPVC double-glazed door to the side.

First Floor Landing

Loft access (the loft is bordered and houses the combination boiler), shelved linen cupboard and doors off to:

Bedroom 1

12'10" x 9'1" (3.91m x 2.77m)

Radiator and UPVC double-glazed window to the rear.

Bedroom 2

10'3" x 8'4" (3.12m x 2.54m)

Radiator and UPVC double-glazed window to the front.

Bedroom 3

7'8" x 6'4" (2.34m x 1.93m)

Radiator and UPVC double-glazed window to the rear.

Shower Room/WC

7'0" x 6'2" (2.13m x 1.88m)

Suite comprising close-coupled WC, pedestal washbasin and shower. Chrome towel radiator, fully tiled walls, tiled floor and UPVC double-glazed window to the front.

Rear Garden

Attractive rear garden that features a raised lawn area, paved patio and Pergola. Raised bedding with a range of shrubs and plants. The property has rear vehicular access via double gates from College Street. This gives access to a driveway and double garage.

Double Garage

17'0" x 17'2" (5.18m x 5.23m)

Good size garage with 2 metal 'up and over' doors, power, lighting and potential for overhead storage.

Council Tax

Wanting to View?

To arrange a viewing of this property please call us on (01933) 278591 or email res@harwoodsproperty.co.uk.

Referral Fees

Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

Important Note

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

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Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

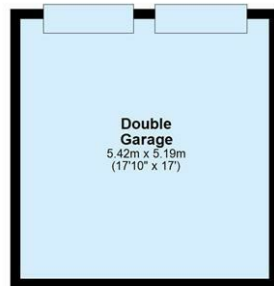




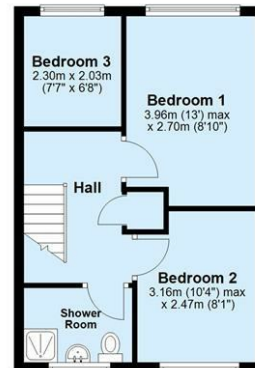
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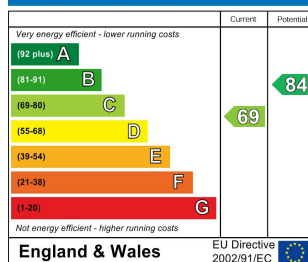
Ground Floor



First Floor



Energy Efficiency Rating



Environmental Impact (CO₂) Rating

