



10 Lancaster Close | Wollaston | NN29 7PD



Matthew  
Nicholas



## Offers In The Region Of £375,000

A superbly positioned four double bedroom Alfred Underwood built detached house enjoying a single garage, driveway and wrap around plot. The property boasts a gas fired radiator heating system, PVCu double glazing, a fitted kitchen and refitted shower room and PVCu conservatory to the rear. The accommodation briefly comprises an entrance hall, guest cloakroom/WC, sitting room, dining room, conservatory/garden room, kitchen, utility and guest WC. The first floor landing leads to the four double bedrooms and shower room. The single garage is currently divided to form two temporary storage areas (but could easily be rendered a single space again), along with mature gardens. Viewing is recommended.

- Detached four bedroom Underwood built detached house
- Gas fired radiator heating system
- Refitted kitchen and bathroom
- Large southerly corner plot
- Off road parking for multiple vehicles
- Sought after location

Composite door leading into

### **Porch**

8'2" x 3'4" (2.49 x 1.02)

Tiled flooring, timber part glazed door and side light leading into

### **Entrance Hall**

Stairs to first floor landing, radiator, storage cupboard, wooden flooring, doors to kitchen and

### **Sitting Room**

11'11" x 16'2" (3.65 x 4.95)

Window to front, radiator, feature fireplace with open fire on hearth and surround, coving, opening into

### **Dining Room**

8'11" x 9'4" (2.73 x 2.86)

Corner window to side, hatch style opening into kitchen, wooden flooring, PVC doors into

### **Conservatory**

8'6" x 10'5" (2.61 x 3.19)

Of brick and PVC construction with windows to three side, ceiling fan, tiled flooring, doors into rear garden.

### **Kitchen**

10'9" x 8'9" (3.29 x 2.69)

Fitted with a range of base and eye level units with wooden work surfaces above, inset one and half bowl sink and drainer with stainless steel mixer tap above, space for range style cooker (open to separate negotiations), chimney style extractor above, tiled splash areas, window to rear, door to

### **Lobby**

PVCu door to the rear garden, doors to store, guest WC and

### **Utility**

5'6" x 4'2" (1.68 x 1.28)

Space and plumbing for washing machine and tumble dryer, shelving, obscured glazed window to side.

### **Guest WC**

5'3" x 2'9" (1.62 x 0.86)

Fitted with a low level WC and hadn wash basin, obscured glazed window to rear.

### **First Floor Landing**

Loft access hatch, doors to all first floor rooms.

### **Bedroom One**

12'3" x 12'9" (3.74 x 3.91)

Window to front, radiator, build in wardrobes.

### **Bedroom Two**

8'8" x 13'11" (2.65 x 4.25)

Velux style window to rear, radiator, built in storage to eaves.

### **Bedroom Three**

8'11" x 12'1" (2.73 x 3.69)

Windows to side and rear, radiator.

### **Bedroom Four**

11'0" x 8'10" (3.36 x 2.71)

Window to rear, radiator, built in cupboard.

### **Shower Room**

7'8" x 5'8" (2.36 x 1.73)

Refitted with a three piece suite comprising of a low level WC, hand wash basin on vanity unit, large shower cubicle with sliding door, thermostatic shower with rainfall shower head, towel warming radiator, shaver point, extractor, tiling to all floors and walls, obscured lazed window to front.

### **Outside**

The property sits behind a generous frontage with a block paving effect driveway offering off road parking for multiple vehicles, the remainder is laid to lawn with some mature planting and trees. Access to the garage and side access to rear garden.

### **Garage (Front Area)**

8'8" x 8'10" (2.65 x 2.70)

Up and over door, power and light connected. Opens to the

### **Garage (Rear Area)**

8'8" x 8'10" (2.66 x 2.71)

Window to side, power and light connected, opening into lobby.

### **Rear Garden**

Immediately abutting the rear is a slabbed and concrete path across the back of the property which continues round to the side entrance. The remainder of garden is predominantly laid to lawn with some small shrubs and trees, small summer house, outside tap, the whole is enclosed with a combination of timber fencing and wraps around two side of the property offering southerly and easterly aspects.

### **Material Information**

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

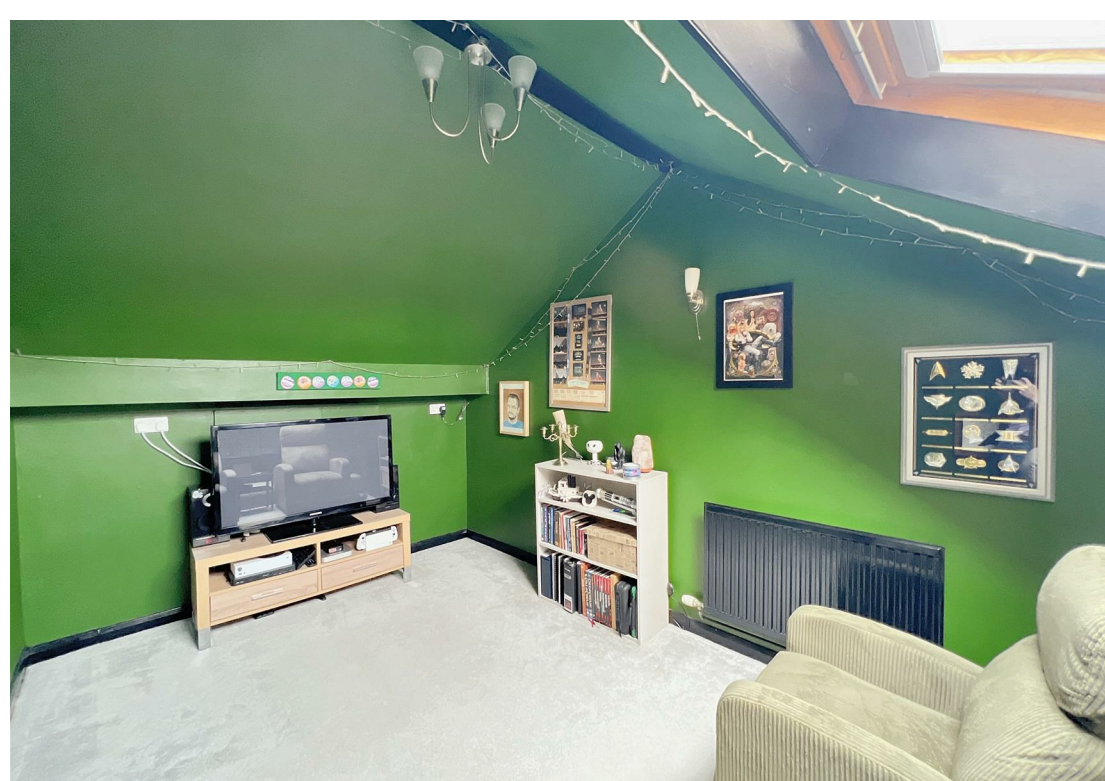
Sewerage: Mains

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.





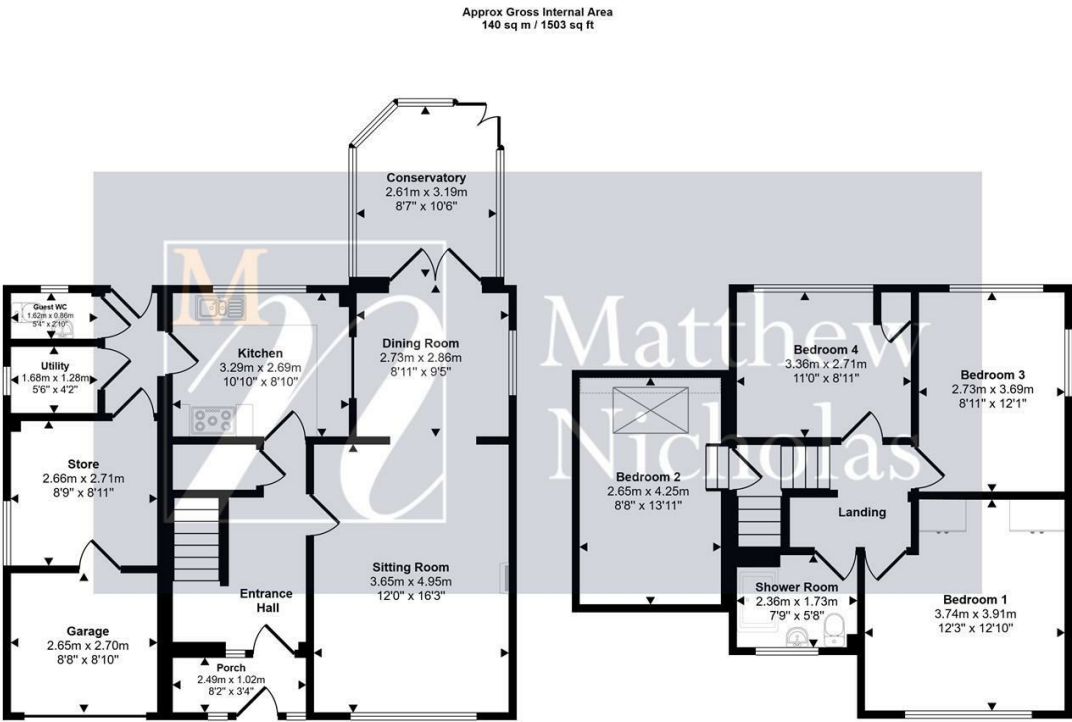
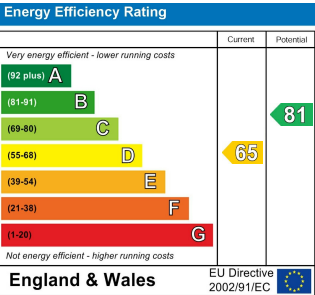
Further Information



Local Authority: North Northamptonshire Council

Tax Band: D

Floor Area: 1503.00 sq ft



Ground Floor  
Approx 82 sq m / 881 sq ft

First Floor  
Approx 58 sq m / 622 sq ft

Denotes head height below 1.5m

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  
W www.matthewnicholas.co.uk



Matthew  
Nicholas