



108 London Road | Bozeat | NN29 7JR



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Offers In The Region Of £365,000

A deceptive and appealing period semi-detached property, which has been substantially extended with south facing garden and gated off-road parking. The property presents as superb value for money accommodation in this popular village and has been subject to a recent replacement bathroom and redecoration. Boasting a gas fired radiator heating system, PVCu double glazing, fitted kitchen and white contemporary fitted bathroom. The accommodation briefly comprises of an entrance hall, ground floor shower/wet room, sitting room with feature fireplace, dining room, kitchen, landing leading to three double bedrooms, family bathroom, loft space, gardens and gated driveway.

- Unusual and deceptive period family home
- PVCu double glazing
- Recent decoration
- Gas fired radiator heating system
- Refitted contemporary bathroom and additional wet room
- South facing garden and gated parking space

Part-glazed composite entrance door with glazed panels to either side leading from the front into the entrance hall.

Hallway

Dog-leg staircase to the first floor, radiator, slate tiled floor, panelled doors to the sitting room, kitchen/dining room and ground floor shower room.

Wet Room

Fitted in a 'wet room style', low-level WC, vanity wash hand basin with mixer tap and open shower area with fixed overhead and handheld shower attachments, tiling to all walls, towel warmer, slate tiled floor, down-lights, xpelair, window to the front.

Sitting Room

11'6" x 14'0" (3.53m x 4.28m)

Window to the side, radiator, feature period style stone fire surround with cast-iron inset, living flame effect gas fire and slate hearth, TV point, wall-light points, engineered wood flooring.

Dining Room

8'2" x 11'10" (2.51m x 3.61m)

French doors and side panels opening out to the garden, further part-glazed door to the side, radiator, 'Karndean' flooring, square opening through to the kitchen area.

Kitchen

12'0" x 7'5" (3.67m x 2.28m)

Fitted with a range of grey coloured fronted base and eye-level units with granite effect worksurfaces, above inset one and a half bowl sink unit, 'Stoves' range style gas cooker (available by separate negotiation), with chimney style extractor above, plumbing and space for dishwasher and washing machine, space for American style fridge freezer, tiled splash areas, 'Karndean' flooring, window to the side.

First Floor Landing

Access to boarded roof space with Velux windows, power and light connected, doors to all first floor rooms.

Bedroom One

11'8" x 14'2" (3.58m x 4.32m)

Window to the front, radiator, feature decorative fire surround, engineered wood floor.

Bedroom Two

11'8" x 7'7" (3.58m x 2.33m)

Window to the side, radiator, laminate wood flooring.

Bedroom Three

8'0" x 12'0" (2.44m x 3.66m)

Window to the front, radiator, laminate flooring.

Bathroom

Refitted with a three-piece suite in white with black fittings including low-level WC, vanity wash hand basin and bath with shower above with hand held attachment and glazed screen to the side, tiled splash areas, towel warmer, airing cupboard housing a lagged hot water cylinder, obscured window to the front.

Outside

The property enjoys a south facing garden situated directly to the front, accessed from the road via either pedestrian gates or timber double gates to the parking area. The garden has been landscaped with easy maintenance in mind. Immediately to the front of the property is a shaped paved patio area and a lawned area ahead of that. To the far end of the garden is a gate to an area of block paving for parking with timber gates to the road. External power socket, tap, the whole is enclosed by a combination of fencing and mature planting, timber tool shed. EV charger.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

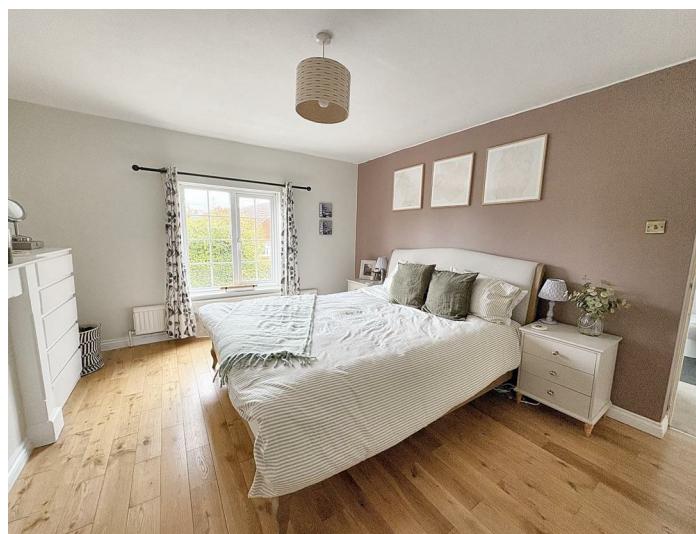
Water Supply: Mains (Metered or Rateable)

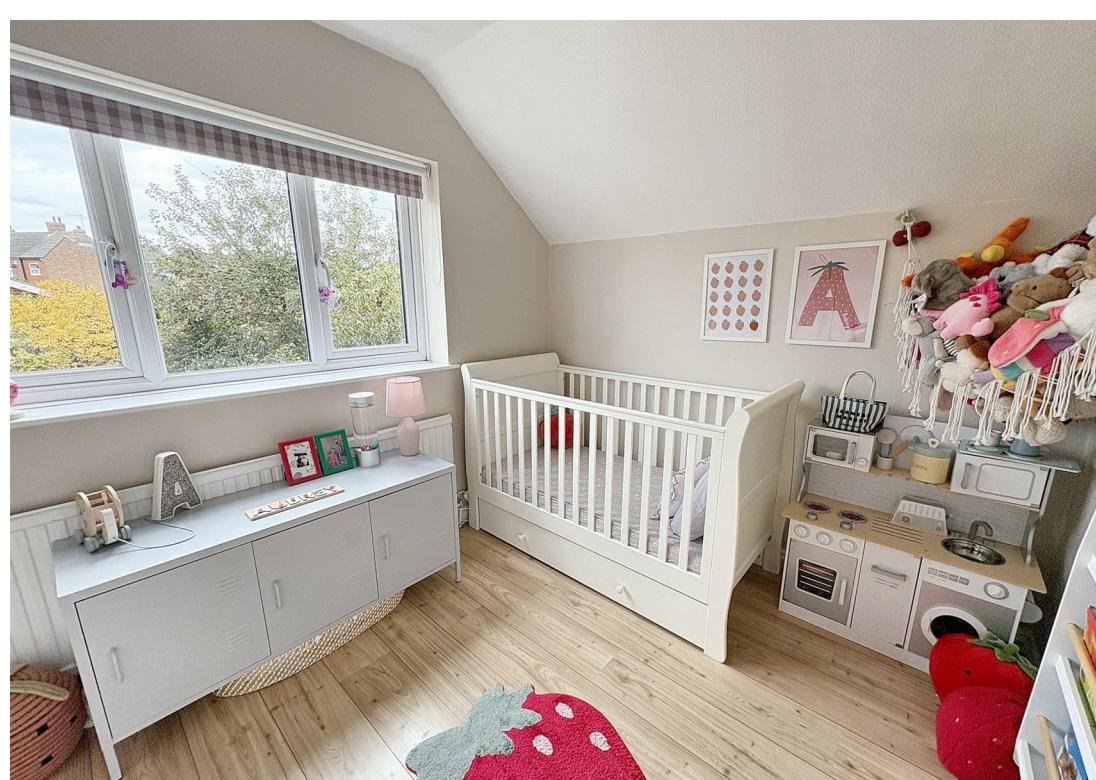
Sewerage: Mains

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: 961.00 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	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

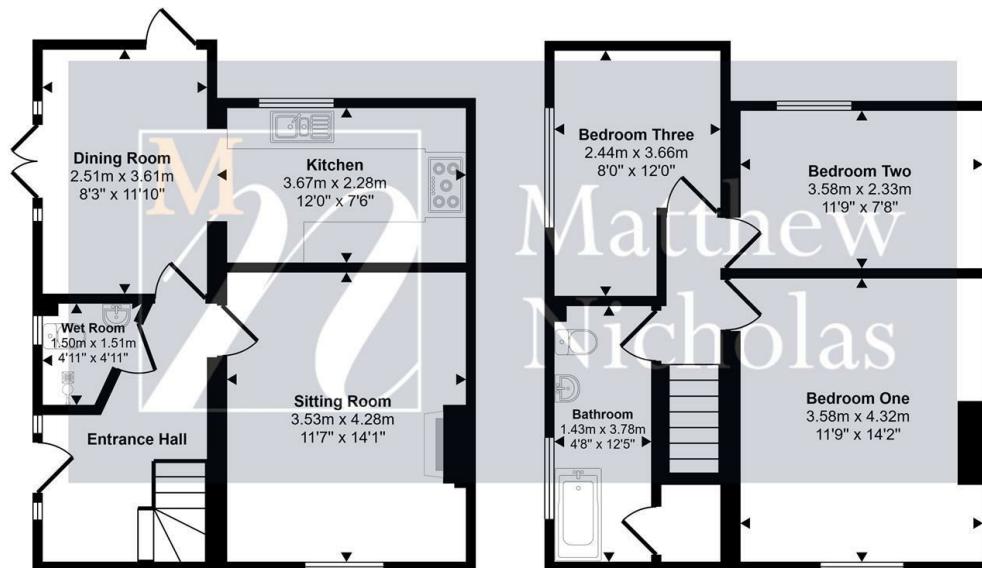
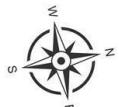
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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Approx Gross Internal Area
89 sq m / 961 sq ft



Ground Floor

Approx 44 sq m / 478 sq ft

First Floor

Approx 45 sq m / 483 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.