



86 Glenfield Drive | Great Doddington | NN29 7TE



Matthew
Nicholas



Offers In The Region Of £650,000

An Underwood built split level detached house offering enjoying over 2500sq' of living space and a large plot backing onto farmland. Located on this sought after residential road, the property requires full refurbishment, but presents a superb opportunity to create a stunning home with the inclusion of the 600sq' detached garage as a possible annexe (stc) for multi-generational living. A 'reverse living' design makes the most of the enviable hillside location with the living space is on the first floor, accessed from road level, and the bedrooms to the lower ground floor. The property offers a gas fired radiator heating system, PVCu double glazing and the accommodation briefly comprises a porch, guest WC, central dining room with doors opening to the balcony, dual aspect sitting room, family room, kitchen, breakfast room, utility and boot room. The lower ground floor offers a master bedroom with dressing ensuite bathroom, three further double bedrooms and two further bathrooms. A large laundry room/garden kitchen with doors to the outside completes the lower ground floor. Large detached garage, driveway and gardens. No chain.

- Multi-generational living options (stc)
- Large detached garage and secure parking
- Sought after residential road
- Superb location overlooking the Nene valley
- Scope for complete remodelling
- No onward chain

PVCu part glazed door leading from the front into the

Entrance Hall

5'6" x 7'2" (1.69 x 2.19)

Radiator, door to the WC and dining room.

Guest WC

3'11" x 8'2" (1.21 x 2.50)

Fitted with a two piece suite, tiled splash areas, radiator, window to front.

Dining Room

16'7" x 9'10" (5.07 x 3.00)

Sliding doors opening to the balcony, two radiators, glazed doors to the sitting room, kitchen and inner hall.

Sitting Room

12'3" x 22'0" (3.74 x 6.73)

Bay window to front, further windows to the side and rear. Two radiators, feature stone fireplace with gas fire.

Kitchen

9'11" x 14'0" (3.04 x 4.27)

Fitted with a range of base and eye level units with worksurfaces above. Inset sink, ceramic hob with extraction above and electric oven beneath, space for undercounter dishwasher and fridge, tiled splash areas. Radiator, glazed doors to the breakfast room, utility and family room.

Breakfast Room

10'11" x 7'6" (3.33 x 2.31)

Window to rear, radiator.

Utility Room

10'10" x 5'11" (3.32 x 1.81)

Plumbing and space for washing machine and other white goods. Radiator, window to side and further door to the

Boot Room

4'11" x 8'0" (1.51 x 2.46)

Part glazed door to the front, radiator.

Family Room

15'6" x 16'9" (4.73 x 5.12)

Window to rear, radiator.

Inner Hall

Window to front, staircase to the lower ground floor.

Lower Ground Hall

Under stairs store, radiator, doors to all principal lower ground floor rooms. Party glazed door to the garden.

Bedroom One

12'6" x 11'9" (3.83 x 3.59)

Window to side, radiator, door to the

Ensuite

7'10" x 7'7" (2.40 x 2.33)

Fitted with a four piece suite, tiled splash areas, radiator.

Bedroom Two

12'7" x 10'3" (3.85 x 3.13)

Window to rear, radiator.

Bedroom Three

10'8" x 14'0" (3.26 x 4.28)

Window to rear, radiator.

Bedroom Four

10'1" x 10'2" (3.08 x 3.10)

Window to rear, radiator.

Family Bathroom

10'2" x 7'10" (3.11 x 2.40)

Fitted with a three piece suite, tiled splash areas, radiator.

Shower Room

10'9" x 6'2" (3.29 x 1.88)

Fitted with a three piece suite, tiled splash areas, radiator.

Laundry Room/Garden Kitchen

15'3" x 11'1" (4.66 x 3.39)

Fitted with a range of base and eye level units with worksurfaces above. Inset sink, space for undercounter appliances, tiled walls and floor. Radiator, glazed door to the garden either side, door to the boiler room.

Outside

The property enjoys an open plan frontage with block paved driveway providing parking for several vehicles and also leading to the main entrance door. Access to the boot room door and sweeping driveway to the side of the house leading down to double wrought iron gates to the rear garden.

Rear Garden

Large block paved driveway continues to the side of the house for secure parking and leads to the garage. Large block paved terrace area directly to the rear of the house, access to the balcony via metal staircase. The remainder of the garden is laid to lawn with further paved hardstanding/patio to the rear of the garage overlooking fields.

Double Garage

25'10" x 24'7" (7.89 x 7.51)

Twin up and over doors. Power and light connected. Window and personal door to the garden.

Store

6'9" x 11'8" (2.06 x 3.56)

Power and light connected.

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.

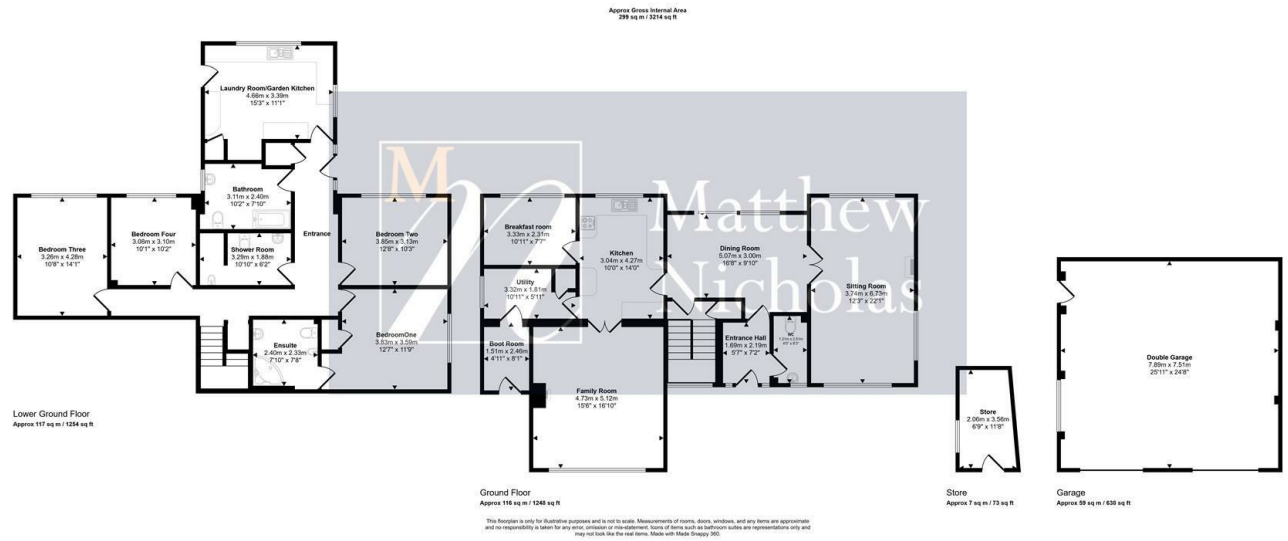
Should you wish to submit an offer on any property through Matthew Nicholas Estate Agents Limited, you will be required to demonstrate your ability to finance that offer with bank statements, mortgage pre-approval confirmations and/or written confirmation of your status from a solicitor or financial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





Further Information



Local Authority: North Northamptonshire Council

Tax Band: F

Floor Area: 3214.00 sq ft

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

27-29 Newton Road, Wollaston
Northamptonshire
NN29 7QN

T 01933 663311
E enquiries@matthewnicholas.co.uk
W www.matthewnicholas.co.uk

