25 Francis Dickins Close | Wollaston | NN29 7RH

Matthew Nicholas

Offers In The Region Of £269,995

A rarely available and chain free extended three bedroom semi-detached house with attached garage and south facing garden. Situated at the top of a cul-de-sac, the house offers a gas fired radiator heating system, PVCu double glazing. The property briefly comprises an entrance porch, sitting room, kitchen, ground floor shower room and garden room/conservatory. The first floor landing leads to three bedrooms and a bathroom. Driveway, garage and gardens with large workshop to the far end. A viewing is strongly recommended. No onward chain.

- Extended three bedroom semi-detached in well regarded cul-de-sac
- Gas fired radiator heatings sytem
- No ownard chain
- South facing garden with large workshop
- PVCu double glazing
- Solar panels included

PVCu part glazed door from the front into the

Porch
Windows to the front and side, further composite door to the

Hallway
Radiator, staircase to the first floor with storage beneath, doors to the kitchen, ground floor shower room and dining area.

Sitting/Dining Room
10'2" x 24'8" (3.12 x 7.54)
Window to the front and sliding patio doors to the garden room/conservatory. Two radiators.

Garden Room/Conservatory
16'4" x 6'5" (5.00 x 1.97)
French doors to the garden with glazing to either side, solid roof, wall lights.

Ground Floor Shower Room
7'10" x 6'6" (2.39 x 1.99)
Fitted with a three piece suite comprising a low level WC, wash hand basin and corner shower cubicle. tiled walls, towel warmer, borrowed light window to the rear.

Kitchen
7'9" x 16'7" (2.38 x 5.07)
Fitted with a range of base and eye level units with work surfaces above. Stainless steel sink, ceramic hob, eye level oven to the side, plumbing for washing machine and dishwasher, tiled splash areas, radiator. Door to garage, borrowed light window to the side and french doors to the garden.

First Floor Landing
Window to the side, loft access hatch, storage cupboard. Doors to all bedrooms and bathroom.

Bedroom One
9'6" x 14'2" (2.90 x 4.34)
Window to the front, radiator.

Bedroom Two
6'9" x 8'1" (2.08 x 2.48)
Window to the rear, radiator, built in wardrobes.

Bedroom Three
6'4" x 7'3" (1.95 x 2.23)
Window to the front, radiator.

Bathroom
9'1" x 5'6" (2.78 x 1.68)
Fitted with a three piece suite comprising a low level WC, wash hand basin and large shower cubicle. tiled walls, radiator, window to the rear.

Outside
The front garden is laid to a combination of gravel and block paving and provide parking for at least two vehicles. Access may be gained to the main entrance door and attached garage.

Garage
7'9" x 14'6" (2.38 x 4.42)
Up and over door, power and light connected. Door to the kitchen.

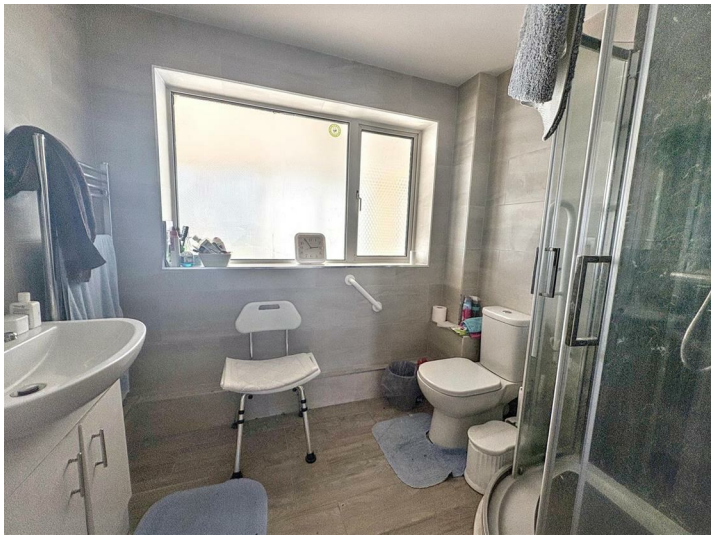
Rear Garden
Immediately to the rear of the property is a large timber decked seating area. The remainder of the garden is laid to lawn and enclosed by fencing. To the far end is a large almost full width timber workshop with power connected. A further area of garden exists to the rear of this building.

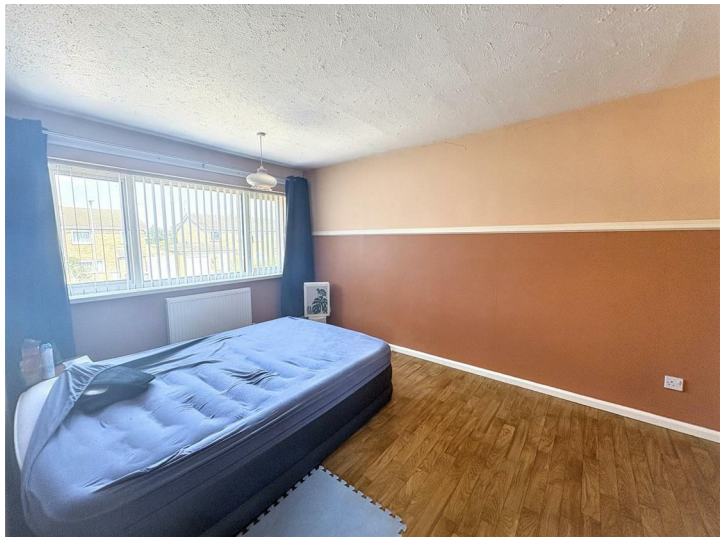
Material Information
Electricity Supply: Mains
Gas Supply: Mains
Water Supply: Mains (Metered or Rateable)
Sewerage: Mains
Heating: Gas radiators
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.
Mobile Signal/Coverage: We would 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.

Scotts



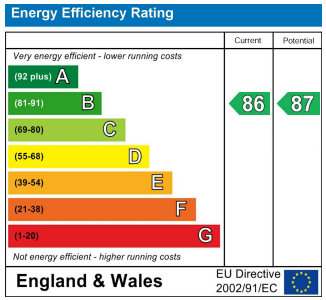


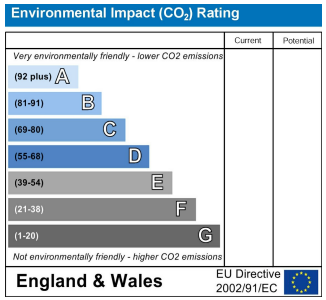
Further Information

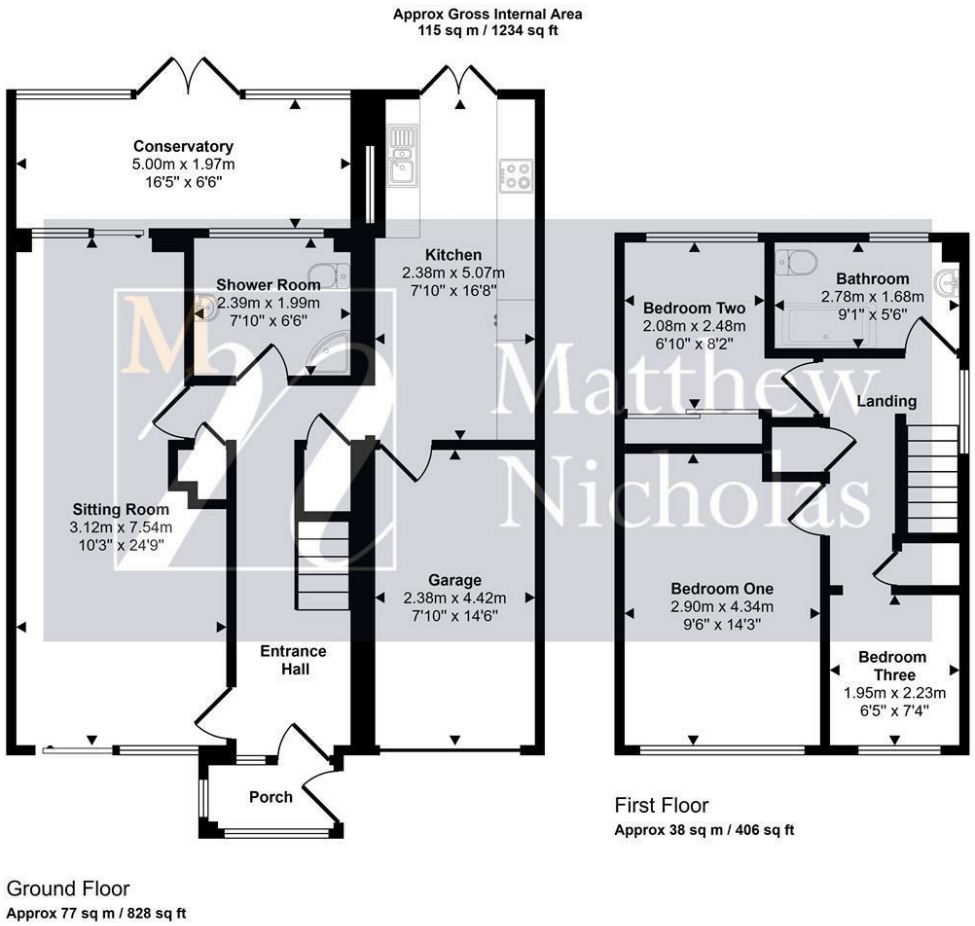
Local Authority: North Northamptonshire Council

Tax Band: C

Floor Area: 1234.00 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.

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