



9 Hollowell Street | Wollaston | NN29 7UG



Matthew  
Nicholas



## Offers In The Region Of £345,000

Located within the Summers Grange development on the edge of Wollaston is this delightful three bedroom semi-detached house. Spanning an impressive 1,300 square feet and offered in excellent decorative order, the property boasts three well-proportioned bedrooms, comprehensively fitted kitchen/diner, well appointed bathrooms and three car driveway with EV charging. In brief the property comprises an entrance hall, sitting room, kitchen/diner, utility area and guest WC. The first floor offers two bedrooms and a family bathroom while the top floor offers a master suite with bathroom. Outside the property offers a private rear garden with a westerly aspect. Viewing is highly recommended.

- Recently constructed semi-detached Bloor home.
- PVCu double glazing
- Immaculate order
- Gas fired radiator heating system
- Extended driveway and EV charger
- Neutral décor and flooring

Composite door leading into

### **Hallway**

Stairs to first floor, door to

### **Sitting Room**

Windows to front and side, TV point, under stairs storage cupboard, thermostat controls, door into

### **Kitchen/Dining Room**

Fitted with a range of base and eye level units finished in gloss finish with wood effect worksurfaces above, inset one and half bowl sink and drainer with mixer tap above, low level oven, gas hob with chimney style extractor above, integrated fridge/freezer and dishwasher, upstands, under cupboard lighting, space for dining table, integrated washing machine in the utility area with matching units. Radiators, glazed door and panels into rear garden and door into

### **Guest WC**

Fitted with a low level WC, hand wash basin with tiled splash area, radiator, expelair.

### **First Floor Landing**

Window to front, radiator, doors to all first floor rooms, cupboard with hot water cylinder.

### **Bedroom Two**

Window to rear, radiator.

### **Bedroom Three**

Window to front, radiator.

### **Bathroom**

Fitted with a four piece suite comprising a low level WC, hand wash basin with tiled splash area, bath with mixer shower taps and tiled splash area, thermostatic shower with tray and sliding door, tiled splash area, towel warming radiator, shaving point, obscured glazed window to rear.

### **Second Floor Landing**

Leading into

### **Bedroom One**

Window to front, radiator, small built in storage cupboard over stairs, large recess ideal for bespoke wardrobes, door leading into

### **Ensuite**

Three piece suite comprising of a low level WC, hand wash basin and bath with shower head mixer tap, tiled splash areas, towel warming radiator, expelair, window to rear.

### **Outside**

The property sits behind a pathway of slabs leading to the front door. Immediately abutting the house is a small planted area of shrubs, to the side is a driveway for multiple vehicles and an EV Charger. Access to the rear garden and additional parking can also be gained from the end of the driveway.

### **Rear Garden**

Immediately abutting the rear of the property is a slabbed patio area, the remainder predominantly is laid to lawn with shingled driveway section, all enclosed with a combination of timber fencing. West facing and considered private. Outside tap.

### **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: 1300.00 sq ft

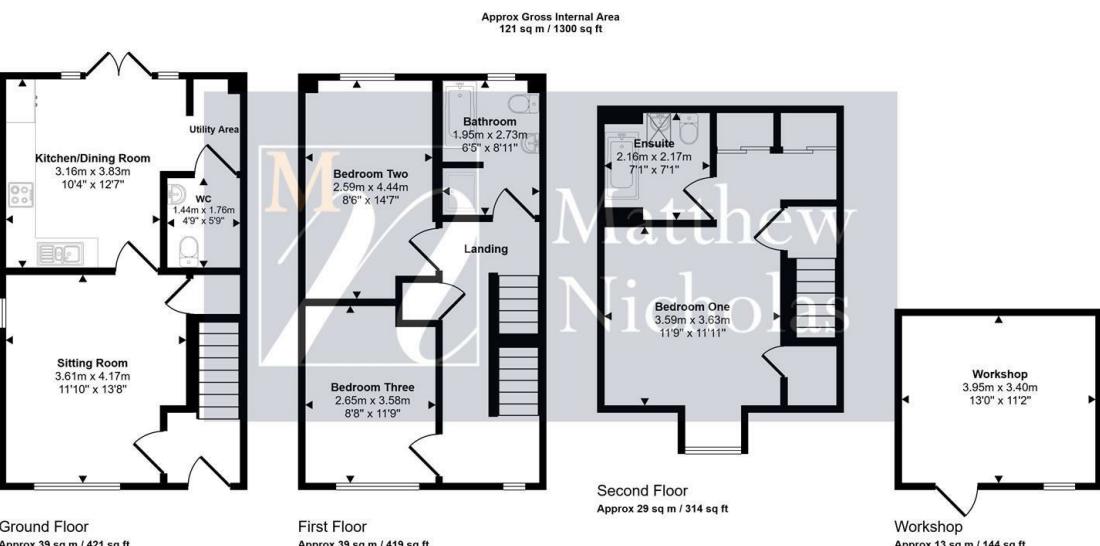
| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 94        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 84                      |           |
| (55-68) D                                   |  |                         |           |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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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 3D.



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