



9 Stoney Piece Close | Bozeat | NN29 7NS



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## Offers In The Region Of £284,995

Tucked down the end of a cul de sac is this well proportioned two bedroom detached bungalow. Offering versatile accommodation with space to create an additional bedroom/reception room, it also boasts a recently refitted kitchen and south facing garden. In brief the property comprises, sitting room opening into dining room, kitchen, two bedrooms and a bathroom. The outside offers a private garden to the rear along with driveway and garage to the front. Neutrally decorated throughout, viewing is advised. No onward chain.

- Detached versatile two bedroom bungalow
- Garage and off road parking
- Recently refitted kitchen
- Extended with large reception room
- South facing garden
- Neutrally decorated throughout

Storm porch with PVCu part glazed door leading into

### **Entrance Hall**

Radiator, wood effect flooring, loft access hatch, doors to all principal rooms.

### **Dining Room**

10'9" x 15'8" (3.30 x 4.79)

Radiator, feature fire place with stone hearth and surround, wood effect flooring, wide opening into

### **Sitting Room**

11'7" x 17'10" (3.55 x 5.45)

A large versatile space with windows to two aspects and patio doors, radiator, TV point, ceiling fan.

### **Kitchen**

10'2" x 8'5" (3.10 x 2.59)

Fitted with a range of base and eye level units finished with a wood grain effect and rolled edge worksurfaces above, one bowl sink and drainer with stainless steel mixer tap, space for cooker with splash back and extractor above, space and plumbing for washing machine, integrated under counter fridge, integrated under counter freezer, under unit lighting, radiator, window to front.

### **Bedroom One**

10'9" x 11'11" (3.30 x 3.64)

Window to rear, radiator.

### **Bedroom Two**

10'2" x 7'4" (3.10 x 2.26)

Radiator, wood effect flooring, built in wardrobes, patio doors to rear garden.

### **Bathroom**

6'5" x 5'6" (1.96 x 1.69)

Three piece suite comprising a low level WC, pedestal hand wash basin with vanity unit under, bath with panel, mixer tap with shower attachment, tiled splash areas, radiator, towel rail, obscured glazed window to side.

### **Rear Garden**

Immediately abutting the rear is a decked patio area, the remainder is laid

predominantly to lawn with a host of mature planting and shrubs along both borders, small metal garden shed and green house, the whole is enclosed with recently replaced feather board fencing, south facing and considered private.

### **Outside**

The property sits behind a generous frontage of lawn with small shrubs and retaining wall, a pathway extends along the side boundary leading to the front door and rear garden beyond. Offered with a driveway and single garage.

### **Garage**

8'0" x 17'0" (2.46 x 5.20)

Of sectional concrete construction with up and over door.

### **Agents Note**

The sitting room area could be divided into a further bedroom or reception room with a partition wall should any owner decide.

### **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



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.

Local Authority: North Northamptonshire Council

Tax Band: C

Floor Area: 936.00 sq ft

| Energy Efficiency Rating                           |                         | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |         |           |
| (92 plus) <b>A</b>                                 |                         |         |           |
| (81-91) <b>B</b>                                   |                         |         |           |
| (69-80) <b>C</b>                                   |                         |         |           |
| (55-68) <b>D</b>                                   |                         |         |           |
| (39-54) <b>E</b>                                   |                         |         |           |
| (21-38) <b>F</b>                                   |                         |         |           |
| (1-20) <b>G</b>                                    |                         |         |           |
| <i>Not energy efficient - higher running costs</i> |                         |         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                         |         |           |
| (92 plus) <b>A</b>  |                         |         |           |
| (81-91) <b>B</b>  |                         |         |           |
| (69-80) <b>C</b>  |                         |         |           |
| (55-68) <b>D</b>  |                         |         |           |
| (39-54) <b>E</b>  |                         |         |           |
| (21-38) <b>F</b>  |                         |         |           |
| (1-20) <b>G</b>   |                         |         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                         |         |           |
| <b>England &amp; Wales</b>  | 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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