



700 Station Road | Grendon | NN7 1JB



Matthew
Nicholas



Offers In Excess Of £1,500,000

Coming soon to the market is this substantial family home on the edge of the sought after village of Grendon. A bespoke construction in the 1990s and owned by the same family for the past 30 years, the property offers 6000sqft of living accommodation, a plot in excess of an acre, garaging and indoor swimming pool. Call us now to register your interest.

- Large family home in excess of 6000 sqft
- Gated driveway and garaging
- Potential for further development (stp)
- Generous plot of over an acre
- Indoor swimming pool
- Semi rural village location

Porch

Entrance Hall

Sitting Room

29'4" x 16'0" (8.96 x 4.89)

Dining Room

16'2" x 11'11" (4.94 x 3.64)

Kitchen

16'6" x 17'9" (5.03 x 5.42)

Utility Room

16'5" x 7'9" (5.01 x 2.38)

Office

11'3" x 12'10" (3.45 x 3.92)

Guest WC

11'4" x 5'11" (3.47 x 1.82)

Garden Room

9'10" x 13'0" (3.02 x 3.98)

Family Room

13'0" x 11'6" (3.98 x 3.51)

Pool Area

40'10" x 24'11" (12.47 x 7.61)

Changing Room

9'9" x 6'10" (2.98 x 2.10)

First Floor Landing

Bedroom One

19'4" x 24'5" (5.91 x 7.46)

Ensuite

8'8" x 6'10" (2.65 x 2.10)

Bedroom Two

16'6" x 20'2" (5.04 x 6.16)

Ensuite

4'10" x 10'1" (1.49 x 3.08)

Bedroom Three

18'3" x 14'4" (5.58 x 4.37)

Bedroom Four

16'0" x 11'8" (4.88 x 3.56)

Bedroom Five

11'1" x 14'1" (3.40 x 4.30)

Outside

Rear Garden

Double Garage

19'9" x 19'10" (6.03 x 6.06)

Detached Single Garage

14'10" x 16'11" (4.54 x 5.18)





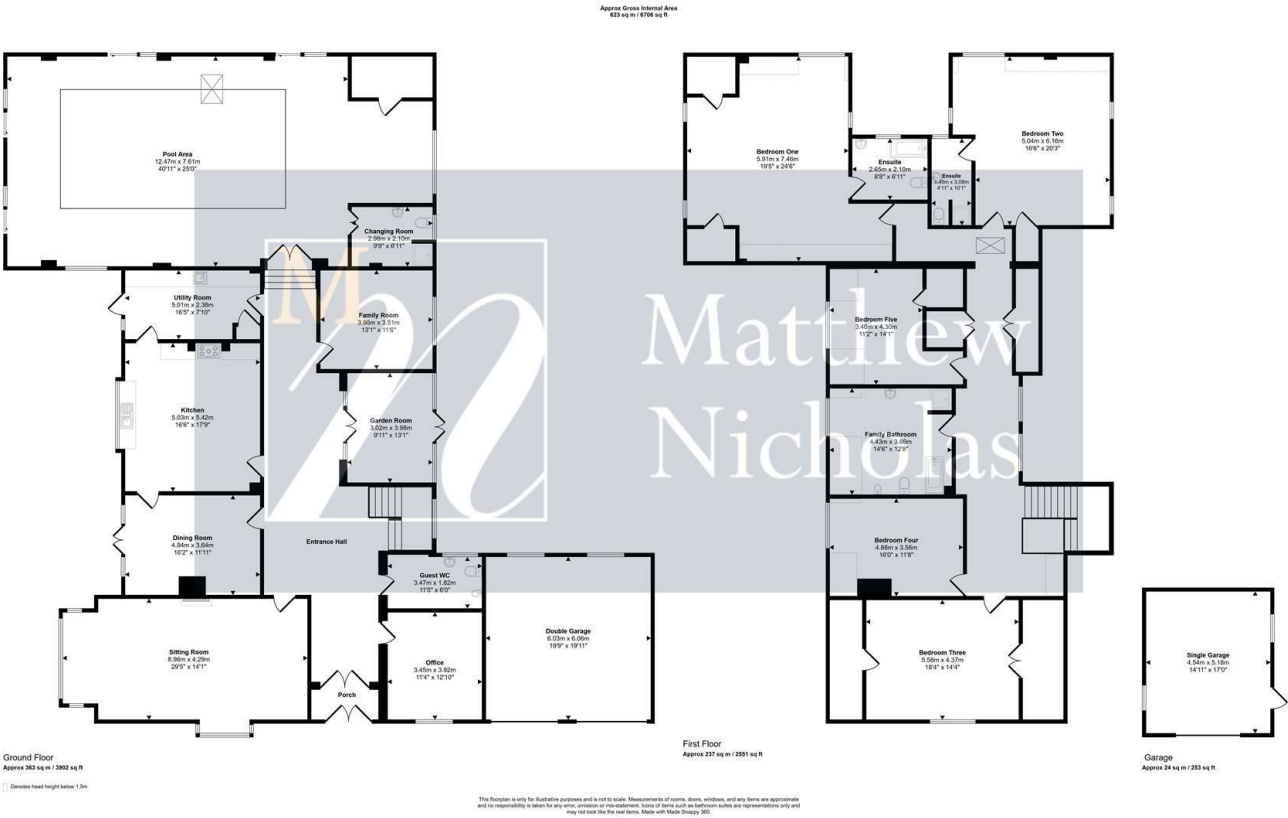
Further Information



Local Authority:
Tax Band:
Floor Area: 6706.00 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		
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

